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Nat. Register of Historic Places  
National Park Service

AUG 20 2015

by SHPO

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Old Main Street Historic District Boundary Increase and Amendment

other names/site number

2. Location

street & number Main Street between West 1st and Fourth streets [N/A] not for publication

city or town Dubuque [N/A] vicinity

state Iowa code IA county Dubuque code 061 zip code 52001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ([ ] see continuation sheet for additional comments).

Steve King 23 AUGUST 2015  
 Signature of certifying official/Title Date  
State Historical Society of Iowa  
 State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

\_\_\_\_\_  
 Signature of certifying official/Title Date  
 \_\_\_\_\_  
 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:  
 entered in the National Register.  See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

Edson H Beall 10.13.15  
 Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing		Noncontributing		
4	1			buildings
				sites
				structures
				objects
4	4			Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

Dubuque-The Key City: The Arch & Hist. Res...1837-1955

**Number of contributing resources previously listed in the National Register**

31

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Commerce/Trade/specialty store \_\_\_\_\_

Commerce/Trade/warehouse \_\_\_\_\_

Industry/Processing/Extraction/manufacturing facility \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Commerce/Trade/restaurant \_\_\_\_\_

Commerce/Trade/specialty store \_\_\_\_\_

Commerce/Trade/business \_\_\_\_\_

Commerce/Trade/vacant \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late Victorian/Romanesque \_\_\_\_\_

Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements/Commercial Style \_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation \_\_\_\_\_ stone

walls \_\_\_\_\_ brick

roof \_\_\_\_\_ asphalt

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record #

### Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

### Period of Significance

1853-1965

### Significant Dates

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

### Architect/Builder

Hyde, Fridolin  
Fairbanks, J. E.

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Dubuque

**10. Geographical Data**

**Acreage of Property** two acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	[115]	[69]2[0]8[0]	[47]0[7]1[2]0[ ]	2	[115]	[69]2[0]9[0]	[47]0[7]0[9]0[ ]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[115]	[69]2[0]0[0]	[47]0[7]1[0]0[ ]	4	[115]	[69]2[9]7[0]	[47]0[7]1[1]0[ ]
							[x] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date August 20, 2015

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name [see attached list]

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

7. Narrative Description:

This commercial historic district "boundary increase" is an update of a district that was originally listed on the National Register of Historic Places on January 12, 1983. Since that listing some buildings have been lost and the linear-shaped district developed some gaps. The City of Dubuque has been comprehensively updating its listed historic districts so this submission accomplishes that priority for this district. With this boundary increase six additional buildings are being added to the existing district with this amendment. One building (300 Main Street) is a non-contributing modern building. Four of these buildings are contributing to the district. The Bishop's Block (90 Main Street, NRHP-listed May 19, 1994, is not counted. Two of the other added buildings are located at the south end of the original district (as is the Bishop's Block). At the time of the original district listing it was thought that new highway construction would result in the loss of these buildings but they survived. The other added buildings are on cross-streets immediately west of the original linear district. These side street properties conform to the architecture and infill to some extent the gaps that now occur in the original district. Expanding the district provides an opportunity to revise building evaluations given that façade changes have occurred since 1983. Building addresses and ownership are also updated in this amendment.

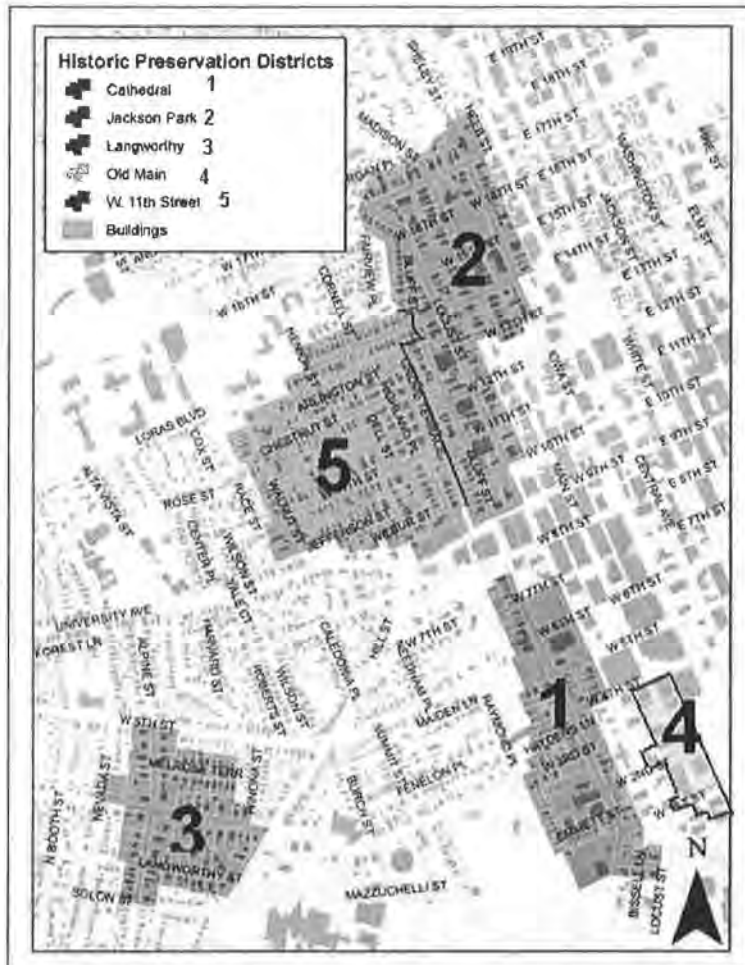


Figure 1: Dubuque National Register of Historic Places Historic Districts Proximate to the Old Main Historic District (#4) ([http://www.cityofdubuque.org/387/Local-Historic Districts](http://www.cityofdubuque.org/387/Local-Historic-Districts))

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### Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

The Old Main Street District rises up the southernmost edge of the raised alluvial terrace upon which the city and its earliest downtown first developed. The lowermost portion of the district, but more particularly the grade to the south and east, was massively raised and drained over time by successive filling operations. Given this proximity to essentially wetlands, the south end of this district, the area south of 2nd Street, tended to be less commercial, with more jobbing and warehouse oriented functions for much of its earlier history. This warehousing role, requiring more space, is strongly represented by all of the larger blocks in that portion of the district. The 300s block of Main Street is more typically commercial in its architecture and the buildings reflect the presence of stores, offices and banks in that area. The sheer commercial importance of the district is reflected in the fact that almost all of the historical buildings are at least three stories tall, and many others are even taller.

The Old Main Historic District was re-evaluated as part of the Phase III downtown Dubuque architectural and historical survey during 2003. The purpose of that re-evaluation was to evaluate the current integrity of the status given the loss of some buildings since National Register listing (listed January 12, 1983), to examine possible additions to the original district, and finally to evaluate the district buildings within the historical and architectural contexts of the greater downtown. The listed district remains as listed up to this amendment. Amending the district naturally meant taking a comprehensive look at all potentially eligible additions to the district and the five buildings included in this amendment include all buildings that could be logically added to it. Two buildings were individually listed on the National Register. The German Bank (342 Main Street) was listed on March 28, 1978. The Bishop's Block (90 Main Street) was listed on May 19, 1994. The latter, being newly added to the district, is not counted as an added building to the National Register.

Historian Bruce Kriviskey identified a "Lower Main Historic District" as a part of his 1978 architectural survey of Dubuque. He recommended the present boundaries, but also included the landmark Bishop's Block, located south of 1st Street. When the district was actually nominated and listed in 1982, the Bishop's Block was excluded due both to owner opposition and the assumption that the construction of the U.S. Highway 61 connector was going to force its demolition. The building was even documented in anticipation of demolition. The other five buildings to be added by means of this amendment were then excluded due to also being thought doomed to removal, a lack of integrity (210-14 West 1st) or because the buildings were located on side streets and the district effort was solely focused upon identifying a linear district along Main Street. The first cause for exclusion has been remedied by the removal of coverings. The other two buildings are contiguous and the 2nd Street property actually serves to bridge an empty lot gap along the west side of Main Street.

The district nomination was prepared at a time when what could best be described as minimal documentation was required and the nomination document did little more than to generally describe the district, and to count and address its buildings. No individual building evaluations were made either on historical or architectural grounds. There was no defined period of significance. This amendment provides the opportunity to update the individual and collective status of the district and buildings and to further document them individually.

The implied intent of the original district was to include mid-late 19<sup>th</sup> Century commercial and mixed-use buildings and blocks. This then implies a period of significance that dates from the earliest documented surviving building to ca. World War I by which time this part of the downtown was permanently built up and still largely survives. The last contiguous building date being 1914, the period of significance is 1858-1914. Buildings that post-date 1914 are therefore non-contributing. This date range works very well with the enlarged district and excludes just one "cut-down" historic building and a range of relatively recent ones.

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The original district counted buildings on the basis of ownership and with a few exceptions; whole buildings coincided with a single ownership, the exceptions being 164, 180 and 182 Main and 190, 198 Main. These unified blocks have multiple owners. This approach has been retained so as to not complicate the building count.

Building Styles:

The district period of significance, 1858-1965, comprises commercial or industrial buildings that are for the most part of a practical, utilitarian, vernacular or commercial design. Fifteen buildings are classed as Italianate in style. Buildings so qualified have some combination of elongated windows (several examples elongate only the second floor openings), highly ornamental window lintels or hoods, and a pressed metal cornice. As such this style accounts for half of the district building. A less conservative stylistic evaluation would doubtless add a good many other buildings to this classification. Later-date buildings represent late Victorian or revival architectural styles. These consist of Romanesque Revival, Classical Revival, or Beaux Arts examples.

The district buildings tend to be taller than the other surviving 19<sup>th</sup> Century downtown buildings, which are predominantly two stories in height. Excluding intrusions and buildings that lost stories, there are no single-story examples. Two story buildings, which represent earlier survivals, number seven. Three story buildings predominate with 18 examples. There are five taller buildings, all but two of which cluster on the south end of the district. The Julien Hotel is eight stories and the Cooper Wagon Works four stories and these are centered on the district. The Bishop Block, 100 Main and the Lawther Candy Company, all five stories are the others.

Elaborate pressed tin cornices are commonplace and number 15, half of the district's buildings. Elaborate brick parapets number eight. One relatively common local parapet feature in Dubuque is that of a centered pediment with building date and title affixed. There is but one example of this in the district however, the O'Neill Block (101-23 Main). Buildings with affixed titles or dates are relatively few in number, there being two examples, the aforementioned O'Neill Block and its nearby Lawther Candy Company (137-53 Main). 245-49 West 1st has painted signage ("Montana House") that dates from the early 1870s.

The other common Dubuque commercial building, that being the mansard roof or the Second Empire style, is completely absent from the district in terms of extant buildings (although neither the 1872 or 1884 Bird's Eye Views show any mansard roof forms present). The form is considerably more common in the northern reaches of the expanded downtown and in Dubuque it is directly associated with the German-speaking population and also tends to be later in date, say early 1890s on with a strong turn-of-the-century incidence. The apparent explanation is that this part of the downtown was fully built up when the Second Empire style became locally popular.

**Buildings to be added to the district:**

**84-86 Main: Bennett House, 1877, 1883:**

This three-story brick building was built in two near-identical halves, north to south, and the wholes united by a common design and a pressed tin cornice. The upper windows on the north half are fewer in number and have different spacing as a result, than those on the south half. All have semi-circular cast stone hoods that are indicative of the building dates. The south half of the façade contains four windows per floor level, while the north half has just three. The north storefront, on its north end, has an arched drive-through vernacular through-passage that connected with the rear court of the hotel. It retains early or well-replicated wooden entry doors and both storefronts retain cast iron columns and beams. This double storefront block counts as two contributing buildings.



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Richard Bennett's Bennett House Hotel (1867) was already a local landmark when it burned in early 1877 and the north half of the block was built that same year. The south half followed in 1883 and cost \$3,600. The tin cornice dates from that work (*Dubuque Herald*, April 13, 1877; January 1, July 3, 29, 1883).

The Bennett family resided there as well and as of the late 1880s filled up much of it. Richard Bennett Sr. died in 1902 from a carriage accident. He came to the city in 1852 and managed his hotel until 1896 (*Dubuque Herald*, June 17, 1877; *Dubuque Telegraph-Herald*, October 23, 1902).

Mary and Peter Huss operated the re-named Huss House here beginning in the 1890s continuing through 1901, and that name was retained under subsequent managers such as Reuben Weber (1904), Catherine Huss (1909), D. A. Miller (1913), and Mrs. Mamie Mularkey (1918). The name Park Hotel appeared as of 1939 with managers James Slack (1939-45) and Willard Corr (1952). The storefronts have been restored since 1986 (HABS documentation; *Dubuque Times*, April 13, 1877; *Dubuque Herald*, January 1, July 3, 29, 1883; city directories).

**90 Main Street: Bishop's Block, 1887:**



Figure 2: Bishop's Block, 90 Main, c.1889 (HABS documentation)

This massive Romanesque style building is six stories tall and had a prominent turret on its northwest corner (removed). The building has a load-bearing brick exterior shell and an interior support system of iron columns and wood columns on the upper floors. It was built on leased land as a wholesale grocery warehouse. This building was listed individually on the National Register of Historic Places on May 19, 1994 and it is not counted as a district addition.

This building represents the best design work of local architect Franklin D. Hyde. It represents an early and massive warehouse design, one that attests to the growing importance of jobbing and warehousing to the city's economy. Marshall M. Walker, wholesale grocers occupied the new building for five years, followed by the John T. Hancock Company, and after 1908 the Western Grocery Company. The last named was here into the 1950s.



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**300 Main Street, Iowa Welcome Center, 2000:**

This is all-new construction, executed in a faux-Queen Anne fashion. Its construction resulted in the loss of a number of historic district buildings to the north of it. It is non-contributing to the district.

**210-14 West 1st Street, 1865-70:**

This three-story, double block, two-part commercial building occupies the southwest corner of Main and West 1st streets has been completely rehabilitated to near its original appearance. The building measures 60 feet in width by 62 feet. The building was previously completely covered with a metal slipcover and a faux stone ground level veneer. The storefronts are very well preserved and retain almost all of the original ornamental cast iron, both flat and round columns. One exceptional feature is what appears to be an internal relieving arch of brick that runs across the center of the plan, north to south. This block consists of three storefronts, all of which are dated to 1865-70. The two eastern most storefronts were historically linked with a single tenant and were probably built at the same time. The westernmost storefront is dated to 1870. Figures 3-4 contrast the building's appearance as of 1988 and today.



Figures 3-4: [left] 214 West 1st Street, 1988, [right] current appearance (Dubuque County Assessor, 2015)

The east two-thirds of the building housed Robert Jess' grocery as of 1865 through 1896. John R. Handley and John H. Cain had a saloon there as of 1901 and remained through 1913. The Erie Café was there (as 210 West 1st, first so designated in 1921) from 1929 through 1939. A tavern, successively titled Cunningham and Thompson, Thompson and Thompson and finally Thompson's Tavern, was then there through 1959. Two builder candidates are known. E. Candwick built a three-story brick block, measuring 40 feet by 50 feet (east two thirds?) for \$7,000 in 1871. It is identified as being on 1st Street near Main and "behind Mulligan's new block." The latter, also built that same year, appears to have been at 1st and Locust streets however. Thomas Sullivan, with John Keenan as architect, built a three-story brick store, measuring 20 feet by 45 feet (the west one-third?) in 1872 for \$2,950. His building is described as being on 1st Street "above Main" (Dubuque *Tribune*, September 21, 1871; November 23, 1872; Dubuque *Herald*, November 24, December 17, 1872).

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The middle storefront had its own separate tenant firm by 1916, when Handley and Cain had a soft drinks business there. Several barbershops followed. There was a tavern there as of 1939, Thomas Doyle had a restaurant there in 1950-52, and Hattie's Café was there in 1959.

John and Patrick Sullivan, harness manufacturers "desiring to obtain more public and prominent quarters for their business... will commence the erection...of a new brick building, 20 feet front by 45 feet deep, three stories high, the first floor to be used as a salesroom and manufactory, and the second and third stories as store rooms and residence." This most successful firm remained in business at this address through 1913. In subsequent years the building had a mixed commercial history of short-term use and frequent vacancies. The Gartner Printing Company was there in 1952 and Seller's Barber Shop was there as of 1959 (Dubuque *Herald*, May 28, December 18, 1870; April 16, 1871 Dubuque *Times*, December 18, 1870; City directories).

**245-49 West 1st Street: Farmer's Hotel/Montana House, 1871:**

This Italianate style two-part commercial block is a three-story plan. The core plan measures 40 feet by 45 feet. The building plan is fully fenestrated on the south (façade), east (alley) and north frontages. The façade fenestration consists of seven windows on each floor. This is one of two district buildings where a narrower window, centered on each level above the lower entrance, mark the location of a central hall inside. The windows also represent a singular district example of flush-set semi-circular brick arches that have flush set stone keystones into them. The third floor windows have no keystones and flatter arches as well. All of the windows have stone sills. The pressed tin cornice is boldly profiled, bracketed and is wrapped around the south bay of the east alley sidewall. There is a front fire escape of very early date. The upper windows are paneled over and it is probable that original windows survive. There are two covered storefronts set beneath a fixed shed roof canopy. Original stone or cast iron lintels and columns certainly survive beneath the coverings. A remarkable feature is the survival of painted signage below the second floor sill level that reads "MONTANA HOUSE." This is a contributing building.

E. Chadwick built a \$7,000 three-story block on 1st Street, near Main, that matched this building's footprint. (Dubuque *Times*, May 23, 1871; Dubuque Tribune, December 21, 1871). This was the city's second "Farmer's Hotel." Even under its long-term name as the "Montana House," (as of 1873) the principal clientele was the farmer trade. The hotel contents went on the auction block in late 1879 being termed "the Chadwick Property of the Montana House." A second such auction of the hotel, barn and four "new" storerooms and flats" took place in March 1899. As of 1884-91 there was a saloon on the ground floor in the west storefront. The saloon remained as of 1891. The hotel continues to be listed as such through 1906 and by 1909 it appears as the Montana House Flats with five apartments. By 1909 the storefronts had a barber and restaurant, west to east. By 1921 some decidedly industrial tenants were in the building, James Williams (later Williams and Hickey) vulcanizing, which remained as of 1925. Key City Produce was in 245 West 1st as of 1929. Barber Cornelious Noonan had a long stay at 249 West 1st, from pre-1929 through 1952. Herbert E. Gourley had replaced him as of 1959. By 1936 James MacInerney's cabinet making shop was in the east half, and remained there as of 1945. Schilling Hardware was at 245 West 1st as of 1952-59 and its painted signage on the east sidewall dates to that occupancy. A produce warehouse was there in 1962 (Dubuque *Herald*, October 10, 1873; October 1, 1879; February 27, March 28, 1897; February 27, 1897; October 14, 1898; March 19, 1899, City directories).

**231-35 West 2nd Street, Dubuque Cracker Bakery, Hartsock & Simpson Block, 1856:**

This *Italianate style* two part commercial block plan stands three stories high. The double storefront is of early design with twin centered recessed square cut entries and double door entrances. The original steel lintel and cast iron columns survive. The transom level has been covered over but a cloth awning masks that change. A

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broad stone belt course at the second floor sill level separates the lower floors. The façade is fully fenestrated with six evenly spaced elongated windows per floor. These have straight stone lintels and thinner stone sills. Current windows are of early date and are 1/1 lights. A projecting brick cornice marks the base of a lost pressed tin cornice. There are twin in-wall chimneys in the sidewalls. The two-story addition to the west was built by J. E. Fairbanks as a factory addition to his bakery in 1872 is now under separate ownership. It is included but is treated as an addition to the original factory and is not separately counted. Its west and rear walls remain uncovered while the façade has been extensively remodeled (Figure 5). It is possible that beneath its external coverings there is a historic building that could be rehabilitated (*Dubuque Times*, November 23, 1872). The parking lot to the west of the addition is excluded from the district. This building and its addition are counted as one contributing building, despite its divided ownership.



Figure 5: 235 West 1st Street, addition to 231 West 1st Street (Dubuque County Assessor photo, 2015)<sup>1</sup>

This building is one of the oldest surviving commercial buildings in the city, dating to 1856. Hartsock & Simpson built a double-storefront three-story brick building for \$7,000 in 1856. It was described as a three-story brick building (45 feet by 40 feet) with a "good basement." Michael Clark was the builder. An early probable tenant was Waters & Flynn, meat packers, who were operating their plant and a retail outlet on West 2nd Street as of 1866 (*Dubuque Republican*, October 10, 1856; *Dubuque Herald*, March 8, 1857; December 27, 1866).

J. E. Fairbank's Dubuque Steam Bakery was in operation at this site as early as 1869. He added the two-story building to the west in 1872 at a cost of \$3,800 (*Dubuque Times*, November 23, 1872). His firm is listed here through 1876. The 1884 Sanborn Map shows E. W. Albee's Dubuque Cracker Bakery here, using this building as a flour warehouse. Albee's firm, renamed the American Cracker Company, remained as of 1891 and in 1908 made \$2,000 in improvements to the building (*Dubuque Telegraph-Herald*, December 27, 1908). By 1909 a cigar box factory occupied the upper west end with a tin shop below and a milk store in the east storefront. City directories place Thompson & Hogan grocery in 231 West 2nd 1925-41, followed by Vincent J. Hogan, grocer, as of 1952. By

<sup>1</sup> 231 West 1<sup>st</sup> Street is treated as one property given that 235 West 1<sup>st</sup> Street, a historical addition to the original building, while now separately addressed, is subsumed as part of the former.



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this time there were three or four apartments above the two stores. 235 West 2nd housed the American Taxi Company in 1921, Crystal Garage (1925), the Dubuque Supply Company (1934) and the Continental Baking Company (1952).

**District Historical Update, Building Inventory and Historical and Architectural Notes (non-extant buildings are presented in completely bolded text):**

### **100 Main Street, 1911:**

This five-story building is notable for its height in contrast to its single-bay width (22 feet by 114 feet). It is of fireproof reinforced concrete construction. The design is fully fenestrated on its façade with window bands while the south frontage has smaller paired windows in each bay level. Larger display windows infill both frontages on the ground level. Concrete sills are on those larger openings and a belt course divides the lower floor. A corbelled brick cornice caps the whole and pilasters divide the south wall into six bays. The building was remodeled in 1999 (not in accordance with preservation standards as a result the replacement window glass is reflective and industrial hopper type windows were replaced with single light glass. Canvas awnings cover the lower level windows. This is a contributing building.

This five-story two-part commercial block housed a wholesale drug firm 1911-62.



Figure 6: 106-20, 100, Main Street, view northeast, c.1977  
(Photo by Terry Grant, Center for Dubuque History)

### **106-20 Main Street (non-extant):**

The building was demolished after the district was listed. Not counted as it is a vacant lot (see Figure 6).



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**101-23 Main Street, O'Neill Block, 1873, 1903:**

This Italianate style three-story brick block has an L-plan with its south frontage extending west to the alley (108 foot depth) while the north part of the plan is but 80 feet in depth. Overall width is 68 feet and there are three storefronts. By 80 feet with a 34 feet by 24 feet wing in the southwest corner. The notable ornamental features are the stepping forward of the upper brick work midway between each floor and the use of elongated brick window hoods which rise from the mid-point of this protruding wall plane (mid-point of the window sash) and run all the way upwards to the window tops. This occurs on both upper floors, the hoods being rounded on the second floor and squared on the third. Another feature is the wrap-around storefront and the angled southeast corner entrance. There is a centered brick pediment with nameplate. This is a contributing building.

John Mulligan, built a three story, triple storefront block at Main and 1st, (measuring 70 feet by 114 feet) in 1871 that cost \$18,000 (Dubuque *Tribune*, December 17, 20, 1871; Dubuque *Herald*, December 17, 1871).

The 1884 Sanborn Map indicates the presence of a telegraph office (second floor) and grocery, clothing store and saloon in the three storefronts from south to north. The southern storefront historically housed groceries, from as early as 1859. Implement dealers and commission houses ruled through the 1870s and 1880s, but the grocery was back by 1890. William Lawther, the candy maker to the north, purchased this block just prior to 1903 and "remodeled and modernized it, making it one of the most modern improvements." Heat was supplied from the candy factory. Earle Brokerage Company was in 103 1909-34, as was Meade & Sullivan grocers (1913), followed by John McKeown (1918-25). Gladstone Flats were at 113 Main as of 1909-41 (eight units). 121 Main housed the Sylvester Dike Boiler Compound (1909-18), an altar company (1918), tire sales (1921), was vacant 1921-23, a construction company (1948) and Schmid Realty and a beauty shop in 1952 (Dubuque *Enterprise*, December 19, 1903).

**129 Main Street, ca.1871-72:**

This is an Italianate style narrow two-part commercial block (19 feet by 68 feet front). The three-story building is fully fenestrated with cast stone lintels and a tin cornice caps the façade. The storefront retains cast iron columns and likely other components now hidden at the transom level. A rear masonry addition was built in 1970 at a cost of \$8,000 (Building permits). This is a contributing building.

This building appears in the 1872 Bird's Eye View and was a bakery as of 1872-1909, with Martin Carroll's bakery here 1875-91, Henry Sussman's bakery here as of 1899-1924. This building and the bakery suffered damage when the Lawther Candy Factory was destroyed by fire in 1906 (Dubuque *Telegraph-Herald*, September 23, 1906).

**137-53 Main Street, William Lawther Candy Company, 1907:**

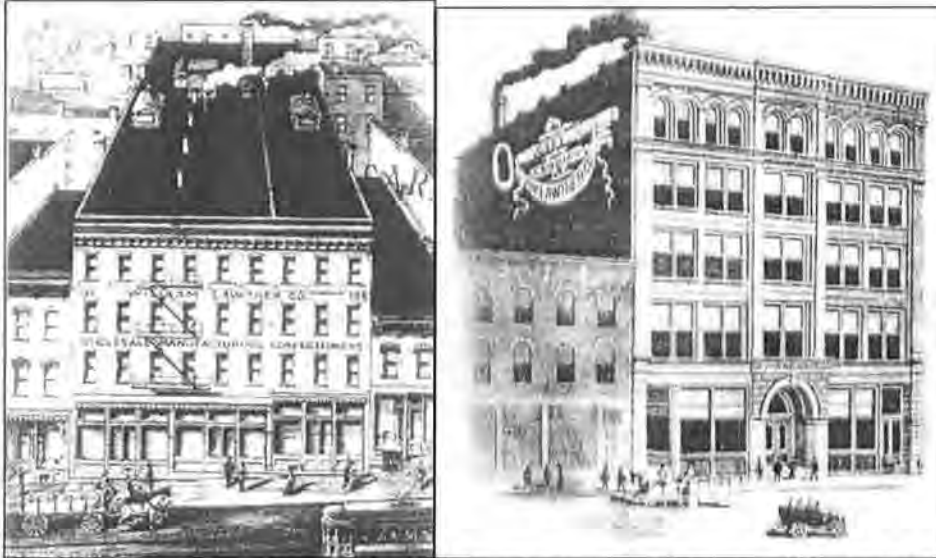
This is an imposing two-part commercial block, five stories in height (75 feet by 114 feet). The style is Italian Renaissance. The façade has a centered half-wide bay above its entry and the two outer bays have twin double window sets that are divided by broad mullions. Spandrels below the windows are unified across the full bay width. A Bedford limestone-faced entry surround with semi-circular arch and keystone, and an arcade of fourth floor window arches represent the style. There is a tall corbelled brick parapet. This is a contributing building.

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Figures 7-8: 137-53 Main Street, 137-53 Main Street, 1903 image, left, and 1911, right (Dubuque *Enterprise*, December 12, 1903) (Greater Dubuque, 1911)

In 1891 William Lawther Candy Company occupied an earlier building and that building burned and was replaced with the present one. The *Enterprise* claimed that this was "the largest and longest established candy factory in the state." Lawther's market extended into South Dakota, Minnesota, all of Iowa and Northern Illinois. The firm remained here through 1925. A chemical company occupied the lower two floors by 1934, and Weber Paper was here as of 1962. The 1909/36 Sanborn map shows brick faced tile side walls, which argues for an all-new building (Dubuque *Telegraph-Herald*, December 29, 1907).

This building was rehabilitated c.2003 using the investment tax credit program and was re-titled the Platinum Building. It now houses retail and offices and there is a historic building display on the first floor.

**156 Main Street, pre-1872:**

This building was non-contributing at the time of the district listing because it is a single-story remnant of a larger one.

**163 Main Street, pre-1872:**

This is a two-part Italianate style commercial block, two stories high (measuring 22 feet by 114 feet). This is a rare survivor in terms of scale in the district. Cast stone lintels with keystones cap the upper windows and there is a bracketed tin cornice. The windows are replacements as is the storefront (1974) but original cast iron columns and a beam survive (Building permits). This is a contributing building.

This building appears in the 1872 Bird's Eye View. A barbershop was at this address as of 1884. By 1909 the building had been extended to the alley to the west. The Dubuque Showcase and Cabinet Works was here as of 1913.

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**164 Main Street, Coates and Waters Block, 1871:**

This Italianate style two-story brick storefront is the south one-third of a triple storefront block having a largely unified design. Its cast stone upper level lintels are thinner and more rounded than are its northern counterparts and the pressed tin cornice, while identical in design, is separately bracketed from the other buildings. Its plan measures 22 feet by 128 feet. This is a contributing building.

This block appears in the 1872 Bird's Eye View and was fully extended east to the alley. Coates and Waters are probable builders, raising up a two-story storefront, 21 feet by 114 feet, and a double storefront 43 feet by 114 feet, for a total cost of \$12,000 in 1871. This building housed a grocery as of 1884, and a hardware store by 1909 (Dubuque *Tribune*, December 17, 20, 1871, Dubuque *Herald*, December 17, 1871).

**169 Main Street, pre-1884:**

This is a two-part Italianate style commercial block, three stories in height (the core measures 20 feet by 50 feet). The second floor windows are longer than those above, arguing that a third floor was added prior to 1884. Cast stone lintels have keystones and engaged spring stones and are squarer in form than most district examples. There is a pressed tin cornice. The Design Center Association expended \$13,500 on the building in 1970 and this work likely produced the current storefront with a recessed entry vestibule, paneled kick plates and transom lights above the display windows. Original cast iron columns and beam survive. This is a contributing building.

The 1872 Bird's Eye View is inconclusive but appears to show this as a two-story building. This building does appear on the 1884 Sanborn map and then housed Harris Notions, and as of 1891 the Harris Department Store. McMullen Real Estate was here 1909-52.

**177- 85 Main Street, pre-1872:**

This is a two-part Italianate style double storefront commercial block that is counted as two contributing buildings. This south half measures 20 feet by 50 feet. In this instance the second story lintels are thinner and match 169 Main to the south, hinting at the gain of a third floor pre-1872. The uppermost lintels are broader and more rounded in form with different keystones. There is a bracketed pressed tin cornice that unifies the whole. A new storefront was put on 185 Main in 1971 at a cost of \$3,000. It has a centered recessed entry vestibule but the display windows allow for no transom. A solid stone beam hints at an early building date (Building permits).

The 1872 Birds-Eye View shows the present building. A boots and shoes store occupied 177 Main as early as 1875 (John Phelan as late as 1891) through 1925. A wholesale candy firm was there in 1934.

**180-82 Main Street, pre-1872:**

This Italianate style two-story brick storefront comprises the north two-thirds of a triple storefront block having a largely unified design. Cast stone upper level lintels are matched across the two facades and are broader and more rounded than those on 174 Main Street. A pressed tin cornice, while identical in design, is separately bracketed on each front however. The 180 Main storefront retains original cast iron beam and columns and these match those on 174 Main. The core double plan measures 44 feet by 100 feet. The 182 Main storefront has been built in but retains the same original structural components. A ramp reflects the downhill street grade. These two buildings are contributing to the district.



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The 1872 Birds-Eye View shows the block in place. Confectioners, fruit stores, and groceries occupied both halves through the 1890s. Duggan's Hardware was in 182 under various names 1899-1925 (this might be due to a miss-numbering, see below).

**190-98 Main Street, pre-1872:**

This two-story brick storefront counts as two contributing buildings. This is a two-part commercial block. The core plan measures 40 feet in width with the plan of 198 Main being shorter by half (just 65 feet deep). These are some of the plainest facades in the district, with no elaboration of the façade brickwork, the windows being unadorned with sills or lintels and the corbelled brick parapet base arguing for the loss of a pressed tin cornice. A special feature at 198 Main is the survival of a north side stairway and porch, reflective of its boarding house role. A new storefront was placed on 190 Main in 1966 at a cost of \$2,500 and the windows were replaced in 1998 and \$37,000 was expended on the building in 1988 for undetermined work (Building permits).

The 1872 Birds-Eye View shows the block in place. 190 Main housed Duggan, Sullivan and Kinsell's Hardware, 1880-1899. The Trenk Wire Works was here 1913-1918. H. F. Trenk established the company in early 1881 and it claimed to be the only wire factory west of Chicago and north of St. Louis. Figure 9 shows a very tall cornice on 190 Main. Dr. Asa Horr, a noted Dubuquer, had his office in 198 Main as of 1870-71. James Odam ran a boarding house there as of 1875. Mrs. Cavanaugh ran a boarding house there in 1880 and the Burlington House hotel was there as of 1899 (*Dubuque Trade Journal*, April 20, 1884).



Figure 9: Trenk Wire Works, 190 Main, (1915 City Dubuque Directory)  
(note that 198 Main disappears in this drawing and the north side wall gains painted signage)

**195-97 Main Street, pre-1872:**

This is a two-part commercial block that is notable for its broad single storefront. The current exterior reflects later changes. Brickwork on the upper third story façade is brought forward overlapping the upper portions of the window openings on that level. This wall treatment is similar to that found on 101-23 Main Street. Straight stone lintels are singular to the district. There is a corbelled brick base that hints at the loss of a cornice (Figure 10). The core plan measures 30 feet by 114 feet. The corner location allows for north-side fenestration and a fire escape but there was and is no north side storefront. Dubuque Glass put a new storefront on the building in 1965 at a cost of \$1,000 and refaced a part of the building exterior in 1968 (Building permits). This is a contributing building.



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Figure 10: 195 Main Street, view southwest  
(Greater Dubuque, 1911, p. 58)

The 1872 Birds-Eye View shows the block in place. Wholesale grocers (W. H. Rumpf, 1875-80, Rumpf, Hosferd & Ferring, 1883, Fred A. Rumpf, 1890) occupied this building from its construction until the early 1890s. The Platt, Buckingham overalls and clothing factory was here in 1909. The firm of B. L. and J. O. Platt, W. Buckingham, and E. E. Cornell and Company was established c.1899 and produced overalls, shirts, trousers and employed 150 workers. As of 1936-50 a cabinet factory was here (Greater Dubuque, 1911, p. 58).

### **200-20 Main Street: Julien Motor Inn, 1914:**

The Julien Hotel was a contributing property when the district was listed and it was recently rehabilitated. This work restored the façade, lobby and grand ballroom. This eight-story L-plan measures 172 feet by 114 feet. Three-story rear sections square off its perimeter plan. The Italian Renaissance style design uses a tri-partite vertical scheme of base, shaft and capital. The ground floor and mezzanine is veneered with Bedford Limestone. The capital is defined by a sixth floor stone belt course and includes the cornice and parapet. The façade is divided into ten bays, eight of which are half bays with paired window sets centered on their fronts. Two near corner bays, which denote interior hallway locations, are full sized and have three windows in each set. The south wall has one broader bay and six half bays, similarly fenestrated. The lobby area, centered on the plan, is denoted by three two-story semi-circular windows with voissior arches. The two entrances with metal marquees, flank these windows. A cell tower housing, separately owned, is visible atop the southwest roofline. There is a centered flagpole on the façade. This is a contributing building.

This is the third Julien Hotel building on this location, both predecessors having burned in spectacular fashion. was replaced in 1890 and again in 1910, due to destruction by successive catastrophic fires (Dubuque Telegraph-Herald, December 23, 1913; December 27, 1914).

### **200-20 Main Street: Julien Motor Inn:**

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**A modern rooftop wireless penthouse is counted as a non-contributing structure.**

**201 Main Street, Parking Lot:**

**A modern short stonewall that runs along Main Street is counted as a non-contributing structure.**

**205-29 Main Street, 1868-69, non-extant:**

This building was demolished since the district was first listed.

**233-41 or 251 Main Street, pre-1872:**

This is a two-part commercial block, three stories high. The core plan measures 21 feet by 54. The storefronts share a unified stone lintel and retain cast iron columns. The upstairs entry is centered and the storefront entrances are also centered with recessed angled sidewalls. The north storefront retains transom level lights. Fenestration is full with second story windows being longer than those above. Those same longer windows have broader plain stone lintels and 2/1 lights. The cornice has a corbelled brick belt course that is set above a flat brick base, the implication being that a pressed tin cornice was lost. South sidewall fenestration largely reflects the loss of the block to the south so is post-1982. This is a contributing building.

The 1872 Birds-Eye View shows the block in place. Caesar Brothers Confectionary was in 233 as of 1875-80, followed by McLaughlin & Reilly Booksellers by 1883. Liquor stores then were present through 1913. A grocer was in 241 as of 1875, H. Meyer through 1883 and Quade & Roddy by 1890.

**253 Main Street, Christopher Mason Hardware Store, 1853, pre-1884:**

This is an Italianate style two-part commercial block, three stories high. The core plan measures 25 feet by 114 feet. The original building had a shorter depth and was two stories high with a side-gable attic level. By 1884 it had assumed its present form. The storefront is a complete structural replacement dating from 1984, work that was assisted by Federal Grant-in-Aid funding. The style is imparted by elongated 2/2 windows with ornate cornices and a pressed tin cornice. The windows have bracketed stone stills and the lintels wrap around the upper half of the upper sash, combining vertical and semi-circular forms and including engaged spring stones and projecting key stones. This is a contributing building.

William Lawther built the original smaller building and Christopher Mason, hardware merchant, occupied the building from 1863 through his death in 1885. Ryder Brothers Wholesale Grocers were here through 1925, and the ground floor housed billiards halls and taverns from 1916 through to the present day.

**261-263-269 Main Street, c.1880:**

This is an Italianate style two-part commercial block that contains three unevenly sized storefronts, the southernmost being just one bay in width. The building is three stories high and the core plan measures 48 feet by 50 feet. The façade is fully and generously fenestrated on its upper floors with nine windows per floor. Of special interest are two half-width windows that are aligned above the upstairs entrance (set between the two north storefronts). All windows have cast stone lintels, semi-circular above the openings but vertical where engaged spring stones adjoin. Second story windows are taller than their third floor counterparts. The style is imparted by these elongated openings, their lintels and the pressed tin cornice. The storefronts are particularly well preserved

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with their key structural components. The southern storefront is the best preserved with a recessed entry, transoms and what appears to be early paired doors. This is a contributing building.

The numbers 261-65 appear in directories by 1880 at which time Jake Sievers had a hotel there. He remained as of 1883 with a restaurant and saloon in the two southern storefronts. Sanborn Maps of 1884 fail to show the hotel. George Casutt had a billiards hall at 263-65 Main and as of 1890, a saloon. The Tri-State Hotel occupied 265 Main 1913-1934. Bennett & Sons Undertakers and Doran & Kries Monuments were at 253 and 279 Main 1918-25. Lawther & Co. Real Estate was in 261 Main 1909-52.

**290-298 Main Street, post-1962:**

This single-story double building was non-contributing at the time of the district listing (as 284-90 Main) and remains so due to the late construction date and its design. This is the stump of a taller historical building. This is a non-contributing building.

**299 Main Street/206-10 West 3rd Street: A. A. Cooper Building, Austin Building, 1868:**

This is an Italianate style two-part commercial block. It stands four stories high and the plan measures 64 feet by 114 feet. Its resplendent feature is its tall cast iron wrap-around storefront. Relatively recent renovations opened up this lower frontage with full-height reflective glass lights and eliminated all but the rounded corner entrance, but the structural columns, beams and plates survive. The fenestration on the upper floors is full with the second story openings being taller than those above it. Lintel treatments are altered on each successive level, those on the second floor being semi-circular, those above that level, gabled and the uppermost square cut with vertical spring stones. All of these arches are comprised of rubbed brick in lieu of cast stone. The bracketed brick cornice is original. This is a contributing building

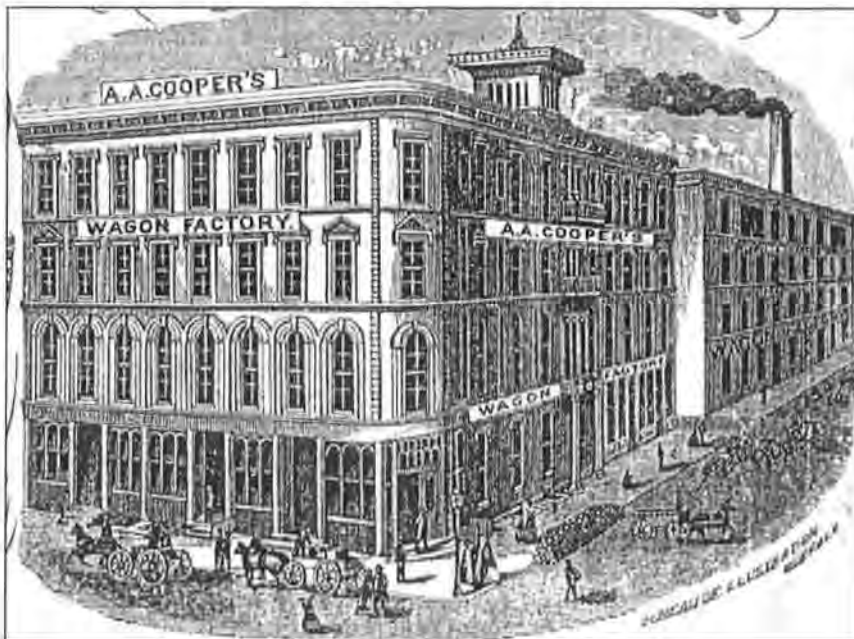


Figure 11: A. A. Cooper's Wagon Factory  
(*Dubuque Trade Journal*, August 21, 1882)



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This building replaced a similar burned one in 1868. The A. A. Cooper Wagon Manufactory long occupied the building from its construction onwards. In 1912 the building was substantially remodeled on the interior as an office and flats building and re-titled the Austin Building (*Dubuque Herald*, January 19, 1865; *Dubuque Times*, September 26, 1867; *Dubuque Telegraph-Herald*, May 5, 1912).

**301 Main Street, (non-extant):**

This site is now a vacant lot and is not counted.

**304-10 Main Street: (non-extant):**

Not counted as now replaced by a non-contributing building, which is counted as one building.

**305 Main Street, Vacant Lot:**

**A modern metal fence with brick piers is counted as a non-contributing structure.**

**320 Main Street (non-extant):**

Not counted as now replaced by a non-contributing building, which is counted as one building.

**330-36 Main Street (non-extant):**

The original district building list omits this number but contains 339, which is not a valid address, then or now. Presumably the intention was to list this building. Not counted as now replaced by a non-contributing building, which is counted as one building.

**[339 Main Street ]**

Entered in error on the original district list for 330-36 Main (see above). Not counted as non-existent.

**342 Main Street: German Bank, 1903:**

This is a Beaux Arts style two-part commercial block. This three-story core plan measures 30 feet by 56 feet. The building barely survived serious fires in 2002 and 2003 as well as structural damage resulting from the construction of 300 Main Street to the south. This building was individually listed on the National Register and was recently saved and rehabilitated in accordance with the Secretary of the Interior's Standards and Guidelines as an investment tax act project. The façade storefront has a granite front, with twin entrances and a centered display area. The original name of the bank has been restored across the lintel. Above terra cotta covers the frontage. Engaged Corinthian columns divide the upper façade into three bays, the center of which contains a three-sided full-height bay window. The spandrels within each bay are ornamented. The cornice consists of a base and denticulated cap, only the balustrade having been lost. This is a contributing building.



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Figure 12: Architect's drawing, Williamson & Spencer, 342 Main (Dubuque *Enterprise*, November 3, 1901)

The architects, W. G. Williamson & John Spencer, termed their design Italian Renaissance in style. The bank featured a three-story vault. The German Bank was on this location by 1890 and built this replacement building. Anti-German public fervor during World War I forced the bank to change its name, becoming the Pioneer Trust & Savings Bank. It survived until 1925 and the building has since served as a tavern/restaurant.

**345 Main Street, 1885-90:**

This two part commercial block is three stories high. Its core plan measures 20 feet by 42 feet. Reflective of its later date its upper windows approximate window bands by inserting thin brick mullions between flanking single windows and a centered paired set on each level. Semi-circular brick arches with a projecting cap, loop above each opening, doubling in width above the centered windows. Decorative applied metalwork ornaments the mullion in the central window set. The cornice has a stepped brick base and a thinner and less ornate pressed tin cap. The storefront has a right-hand side recessed entrance. The building, isolated by demolition on both sides, has no sidewall fenestration. This building first appears on the 1891 Sanborn map. This is a contributing building.

**356-364 Main Street, Bonson's Block, 1874:**

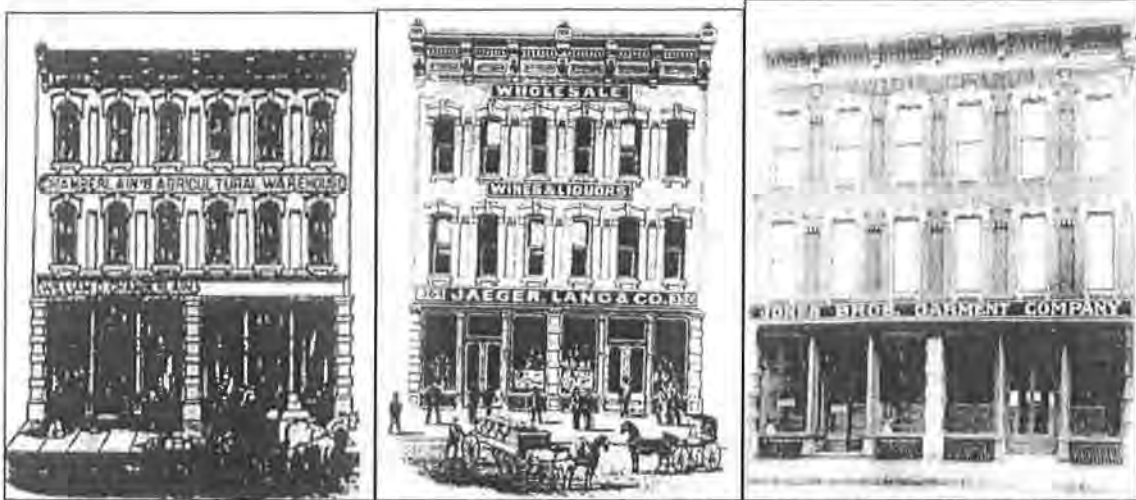
This is an Italianate style double storefront, two-part commercial block. The core plan measures 43 feet by 113 feet. Cut-stone stacked columns flank the two storefronts. The transom areas are covered but it is probable that a steel lintel covers the storefronts and the paneling obscures the transom level. The storefront infills is new, dating to 1950, 1984 and the building was substantially renovated that latter year. Fenestration on the upper floors is full with six openings per floor. The style is imparted by the elongated windows and the pressed tin cornice. The windows are of equal length and cast stone lintels and bracketed sills match those on 253 and 378 Main Street. These are two contributing buildings.

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Figures 13-15: 356-364 Main Street, Bonson's New Block, 1874, 1903, 1922  
(Dubuque *Times*, February 17, 1874; *Enterprise*, September 26, 1903; Greater Dubuque, 1911)

Architect/contractor John Keenan designed and built this three-story block for owner Richard Bonson in 1873. The first tenant firm was William C. Chamberlain's hardware and seed store. J. C. Christman, Hardware was at 356 Main by 1875. The 1884 Sanborn Map shows a full-length double storefront in place, housing a dry goods warehouse. The famous John Bell & Company Dry Goods Company, the firm that occupied the Clock Tower Building when it collapsed, was in this building as of 1880 and 1883. Jaeger, Lang & Co. wines and liquors were here as of 1899-1903, being followed by numerous clothing stores, including Roshek Brothers as of 1925. Bishop and Bishop was established c.1908 and produced tailor made shirts and shirtwaists. Jones Brothers Garment Company was established c.1899 and incorporated in 1907 at \$50,000. It employed 50 skilled workers and five salesmen. Peoples Natural Gas occupied the building in 1962 (Dubuque *Herald*, May 20, November 11, 1873, February 17, 1874; Greater Dubuque, 1911, p.72).

**365-375 Main Street, 1953:**

This building was non-contributing at the time of the district listing and remains so.

**372 Main Street, 1911:**

This is an Italian Renaissance style two-part commercial block. This two-story stone veneered plan measures 21 feet by 113 feet. The storefront sidewalls of layered stone, match those found on 356-64 Main to the south. Engaged Ionic type columns serve as pilasters on the outside corners, framing a clapboard-like stone façade. A decorative cartouche is centered between the two upper windows. These windows have projecting flat stone lintels and bracketed stone sills. The cornice has a projecting baseline with end pilaster supports and the parapet proper is divided into multiple recessed panels and has a capstone. The transom level is paneled but likely survives. This is a contributing building.

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Figure 16: 372 Main Street (Greater Dubuque, 1911)

John Mehlhop started a wholesale grocery in the city c.1850 and established a five-state market area. H. H. Mehlhop succeeded him c.1901 and made a specialty of importing teas and fine cigars. His new building was termed the "most nearly fireproof structure in the city" was built "in the heart of the business district" (Greater Dubuque, 1911, p. 44).

**378 Main Street, pre-1880:**

This is an Italianate style two-part commercial block. The narrow three-story plan measures 20 feet by 113 feet. Ornate stone lintels and sills match those found on 253 Main Street. The storefront sidewalls of layered stone, match those found on 356-64 Main to the south. A singular feature is the use of elongated vertical recessed panels between the windows on each floor. The brickwork at the top of these recesses is corbelled to form a dogtooth or flush bracket effect. The storefront is particularly well preserved being slightly recessed within its frontage. Cast iron beams and a steel lintel survive and the storefront retains its transom component as an open glassed. This is a contributing building.

Healy Bros. Hardware was here in 1880 and Christman & Healy Hardware followed, 1883-99. Milliner G. F. Kauffman was here 1925-34.

**391-95 Main Street, pre-1872:**

This is an Italianate style two-part commercial block. Elongated upper level windows, stone quoins on the front corners above the storefront and a pressed tin bracketed cornice, impart the style. The façade fenestration is full, with six openings per floor. The window bands have contrasting cast stone lintels, those below being semi-circular, the uppermost square cut, all having keystones. The semi-circular openings retain matching upper sash, which is very unusual. This corner building has north side fenestration on its upper floors and a cast iron fire escape. The storefront was completely replaced in 1982 with a bricked in front, albeit with downsized display windows and a centered entry. The storefront wraps around the plan on the north end. The core plan measures 44 feet by 114 feet. This is a contributing building.



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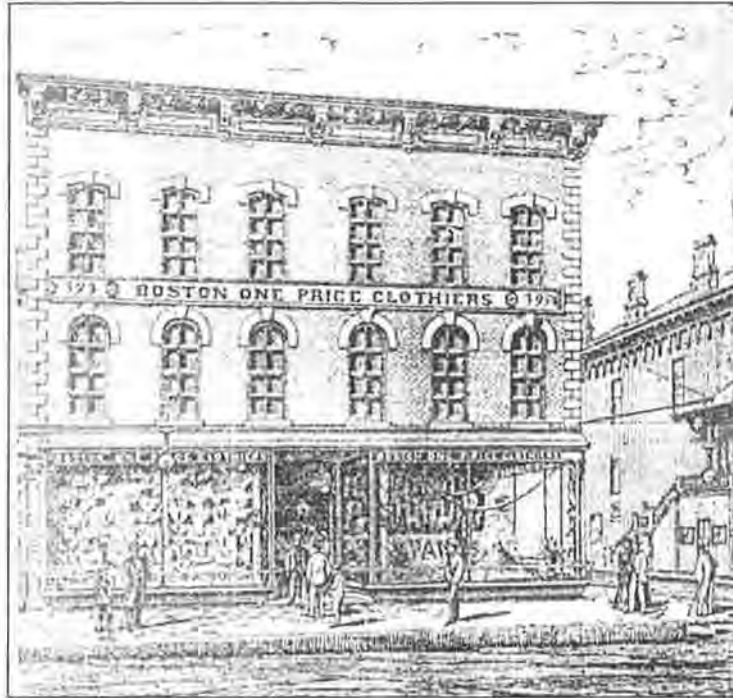


Figure 17: Boston One Price Clothing Store or Ballin & Kaufman, Fourth and Main, 1888  
(*Dubuque Times*, November 29, 1888)

This building appears on the 1872 Bird's Eye View. The 1884 map shows a third floor lodge rooms in the north half. P. M. Platt's Clothing Store was in 395 Main as of 1875. The Boston One Price Clothing Store was here as of 1888-1899. By 1913 this was a garage and the Dubuque Overland Auto Company was here as of 1918.

### **396-98 Main Street, pre-1884:**

This is a Classical Revival style two-part commercial block that is three stories high. The core plan measures 44 feet by 113 feet. This older building has been re-fronted ca.1910 resulting in a singular divided façade, one that reflects a double building from top to bottom apart from the unified cornice. The storefront has been built in (ca.1982, 1985) using a gray brick with the presumed infilling of the transom level. What was always a double storefront is now unified with a centered entrance. The upper façade is vertically and unevenly divided with duplicate fenestration patterns, the south frontage being slightly narrower. A central bay with wider single lights is highlighted across the upper two floors by a flush-set stone surround, the sides of which use a quoin effect. The top of this frame forms the uppermost window lintel. A broadly projecting stone sill on that same window caps a plain brick spandrel that separates the two windows. Windows and wall are recessed within the stone frame. The south frontage differs in that its upper window is a narrow one and red terracotta columns are inserted to infill the sides of the opening. Flanking this central feature are similar vertical half bays, of the same red terra cotta, that frame narrower lights. Each half-frontage has two of these so the entire layout consists of four of these with a brick mullion separating the middle elements. The cornice is singular to the district with a bracketed tin base and Classical Revival style balustrade. The cornice is green tinted, the façade brick being a buff color. An original cast iron lintel caps the storefront. The Dubuque Rescue Mission expended \$40,000 on two building permits in 1982 and 1985 (Building permits). This is a contributing building.

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The 1884 Sanborn Map indicates the use of iron column supports and the presence of third floor lodge rooms. John Melhop had a grocery here in 1875, followed by Schroeder & Kleine by 1883-90, who were also grocers. John Ellwanger, wines & liquors, was here from 1899 through 1913. The Dubuque High Bridge Company was here 1899-1909. The building has housed the Dubuque Rescue Mission since at least 1962. Its upper levels were converted to residential shelter use beginning in 1996, and the work was completed four years later.

### **District Gains and Losses Since National Register Listing:**

The district lost five buildings since listing in 1983. All but one of these (106-10 Main) was lost on either side of Main Street north of West 3rd Street. On the west side 301 of Main was removed. On the east side the construction of the faux Queen Anne style Iowa Welcome Center and a related parking ramp removed three buildings. The original district ranked buildings in three categories; "city" significance was the highest; "neighborhood" was of secondary significance and "supportive" was still a contributing evaluation. Of the lost buildings one, 330-36 was apparently entered on the original district list as 339 Main. All of the lost buildings were rated as contributing to the original district. A linear historic district is particularly vulnerable to the loss of buildings as any loss leaves a vacant lot.

The district has had its ups and downs relative to historic restorations. The demolition and construction of the damaged the foundations of several adjacent historical buildings located to the immediate north. Recent fires severely damaged 342 and 180 Main. A handful of historic investment tax credit rehabilitations have been completed. Currently the middle portion of the district is enjoying resurgence in specialty shopping, restaurants and coffee houses. Figure 17 locates the five buildings that were demolished since the district was originally listed. Substantial voids existed when the district was first listed and 301 Main, one of the lost buildings, was a single-story bus station. It was a contributing building in the original district but would not have been so under this amendment. The other losses were all substantial and early commercial buildings and their loss is regrettable.

### **Contributing/Non-Contributing Status:**

One measure of strength for the district is the predominance of contributing properties in the face of demolitions. Just five addresses are non-contributing although admittedly two of these are imposing buildings. The building at 156 Main is a one-story remnant of a larger building. 200-220 Main is the Julien Hotel (aka Julien Inn). It has been determined to be a contributing building as a result of a nearly completed tax credit rehabilitation project. The building at 290-98 Main is new construction. The building at 300 Main is the new Iowa Welcome Center. 365-75 Main is newer but was extant when the district was listed.

Figure 17 overlays the amended areas with the original district and locates lost buildings as well as non-contributing buildings. The original district included 30 contributing buildings and three non-contributing buildings. The building identified as 339 Main appears to have a mis-reference to 330-36, which was not listed in the building inventory. The demolition and subsequent construction of 300 Main technically removed four buildings but only three of these were in the original district inventory (301-10, 320 and 339 Main). Two other original contributing buildings were also demolished (106 and 301 Main). Thus, prior to this amendment, the original district consisted of 30 total buildings, three of which were non-contributing buildings. This "baseline" count ignores 300 Main, new construction but not otherwise accounted for relative to the district.

The Amendment adds one previously listed National Register property (90 Main Street) that is not counted and it adds one new non-contributing building (300 Main Street) and four new contributing buildings (84-6 Main, 210-4, 245-9 West 2nd, and 231-5 West 2<sup>nd</sup> Street).

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With the added properties the resulting district the total building count, excluding 90 Main (NRHP) is 35 buildings. Of these 4 are non-contributing and 31 are contributing. The enumeration of properties that are previously listed on the National Register is 31, including the Bishop's Block (listed but previously NOT part of this district) and the 30 contributing buildings in the original district. Five of the latter are non-extant.

**Table I: Summary of Contributing/Non-contributing Building Status**

Added Properties Address	Year Built	Original District, contributing	Current/Amended District status	Current Contributing Count	Current Non-contributing Count	
84-86 Main	1877, 1883	N/A	Contributing	1		
90 Main	1887	N/A	Not counted	NRHP, not counted		
300 Main	2000	N/A	Non-Contributing		1	
210-14 West 1st	1865-70	N/A	Contributing	2		
245-49 West 1st	1872, 1879	N/A	Contributing	3		
231 2nd	1856	N/A	Contributing	4		
Amendment Subtotal				[5]	[1]	
Original District Address (all Main Street)	Year Built	Original District, contributing	Current/Amended District status	Current Contributing Count	Current Non-contributing Count	
100	1911	Contributing-1	Contributing	6		
106-20		Contributing-2	Non-extant			
101-23	1871, 1903	Contributing-3	Contributing	7		
129	1872	Contributing-4	Contributing	8		
137-53	1907	Contributing-5	Contributing	9		
156		Non-contributing-1	Non-contributing		2	
163	Pre-1872	Contributing-6	Contributing	10		
164	1871	Contributing-7	Contributing	11		
169	Pre-1884	Contributing-8	Contributing	12		
177-85	Pre-1872	Contributing-9	Contributing	13		
180-82	1871	Contributing-10	Contributing	14		
180	1871	Contributing-11	Contributing	15		
182	Pre-1872	Contributing-12	Contributing	16		
190	Pre-1872	Contributing-13	Contributing	17		
195-97	Pre-1872	Contributing-14	Contributing	18		
198	Pre-1872	Contributing-15	Contributing	19		
200-20	1914	Contributing-16	Contributing	20		
200-20	Recent	Not counted	Non-cont. structure		1 structure	Non-contributing wall as structure.
201		Vacant lot	Vacant lot	Not counted		
205-09		Not counted	Not counted			
233-51	Pre-1872	Contributing-17	Contributing	21		



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Added Properties Address	Year Built	Original District, contributing	Current/Amended District status	Current Contributing Count	Current Non-contributing Count	
84-86 Main	1877, 1883	N/A	Contributing	1		
90 Main	1887	N/A	Not counted	NRHP, not counted		
300 Main	2000	N/A	Non-Contributing		1	
210-14 West 1st	1865-70	N/A	Contributing	2		
245-49 West 1st	1872, 1879	N/A	Contributing	3		
231 2nd	1856	N/A	Contributing	4		
Amendment Subtotal				[5]	[1]	
Original District Address (all Main Street)	Year Built	Original District, contributing	Current/Amended District status	Current Contributing Count	Current Non-contributing Count	
253	1853, pre-1884	Contributing-18	Contributing	22		
261-69	c.1889	Contributing-19	Contributing	23		
201		Vacant lot	Vacant lot	Not counted	Fence, wall as structure	Non-contributing wall as structure.
284-90		Non-contributing-2	Non-contributing		3	
299/206-10 West 1st	1868	Contributing-20	Contributing	24		
301		Contributing-21	Non-extant			
305		Vacant lot	Vacant lot	Not counted		Non-contributing wall as structure.
304-10		Contributing-22	Non-extant			
320		Contributing-23	Non-extant			
330-36		Contributing as 339 Main	Non-extant			
339		Contributing-24	Non-extant			
342	1903	Contributing-25	Contributing	25		
345	1885-90	Contributing-26	Contributing	26		
356-64	1874	Contributing-27	Contributing	27		
372	1911	Contributing-28	Contributing	28		
3--		Vacant lot	Vacant lot	Not counted		
365-75		Non-contributing-3	Non-contributing		4	
378	Pre-1880	Contributing-29	Contributing	29		
391-95	Pre-1872	Contributing-30	Contributing	30		
396-98	Pre-1884	Contributing	Contributing			
<b>Totals</b>		<b>30 contributing/ 3 non-contributing</b>		<b>30</b>	<b>4</b>	<b>3 Non-contributing walls as structures.</b>

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### District Alterations:

The west half of the district retains all of its historic buildings, one of which was completely permastone-covered in the 1930s. Store level claddings in the east end of 1103-09 Iowa Street are reversible and the structural storefronts in the several storefronts of that building and 1163-69 Iowa Street remain intact.

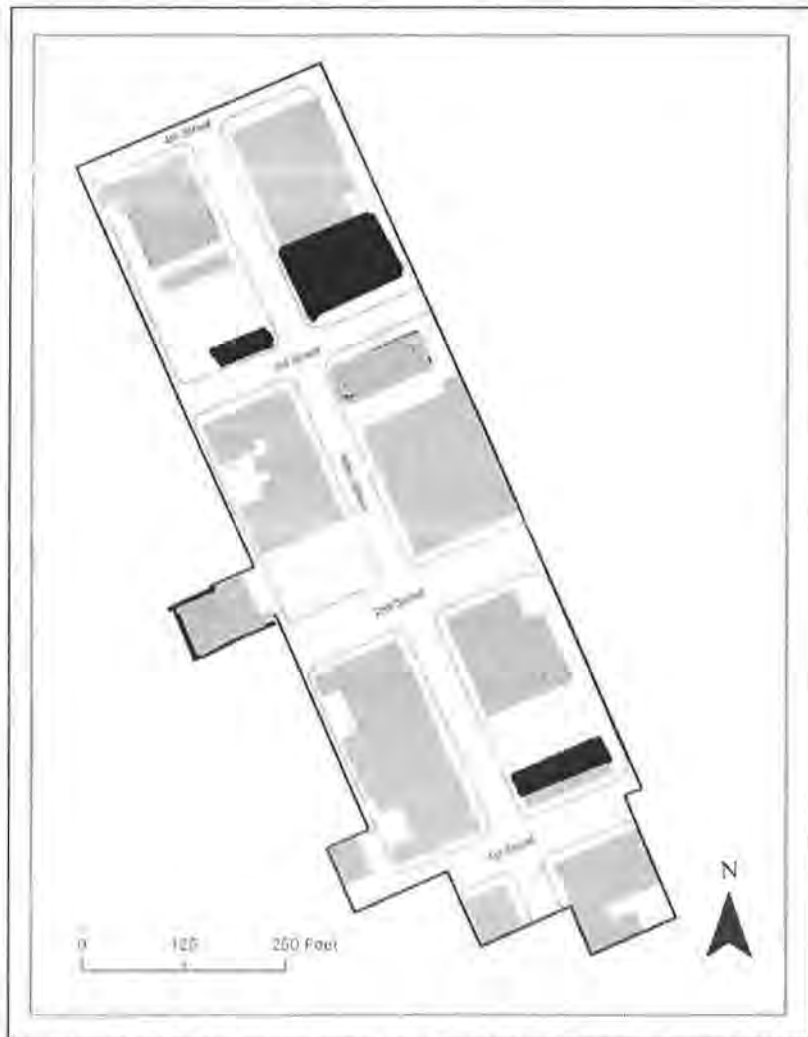


Figure 17: Amended district showing demolitions since district NRHP listing  
(City of Dubuque, 2015, annotated)

The east half of the district has suffered the removal of two buildings and the recladding of a third (1172 Iowa Street) which is excluded as a result. A concrete block commercial building, it post-dates the district's period of significance. Storefronts on 1130, 1120 and 1106-12 Iowa Street have been covered with metal siding and some windows have been downsized, but there is no reason to not assume that the structural storefronts remain in place. The bays have similarly been covered but the expectation remains that these coverings obscure extremely ornate pressed metal ornament. Because 1120 Iowa Street is a single story commercial its storefront covering renders it non-contributing. A visible ornamental brick parapet hints that this building also retains its structural storefront beneath its stucco cladding.

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### Integrity Evaluation:

The original district overall retains a very good level of historical integrity and the district buildings have, on the whole, been improved in terms of their individual historic integrity since the district was first listed. Storefronts have been exposed and a large amount of cast iron work has been exposed and rehabilitated and many storefronts have been rehabilitated in general. The district buildings are all of brick construction and this uniformity, combined with retained fenestration patterns, overall massings, architectural detailing and the aforementioned rehabilitated storefronts combine to produce a strong sense of time and place relative to Dubuque's oldest surviving downtown area. This diminutive commercial district has survived largely intact while comparable buildings around it, to the north and south have been lost to the reconstruction of the downtown. The district retains all seven aspects of historical integrity. The additional buildings match those in the original district in terms of time period, style, materials, scale and integrity. The added buildings to some extent add continuity to the linear district that suffers from numerous open parking lot gaps. With but a few exceptions these same gaps were present when the district was first listed.

Integrity of location is vested in the level river terrace setting, lying close to the river's water level, and its placement within the historical downtown. The district is also relatively closer to the Mississippi River proper, reflective of the principal reason for its original location. The nearby Ice Harbor, to the immediate east, was the wintering site of boats. The added buildings are necessarily in immediate proximity to the original district.

Integrity of design is embodied in the surviving buildings and their highly ornamental detailing. The surviving residential buildings, vernacular in their type, reflect the commercial over-writing of the block.

Setting is retained in terms of topography, plat and architecture. The overall district setting is defined by substantial corner commercial buildings with intervening surviving residences in the west half of the district. The south end of the amended district in particular interprets the low ground level relative to the Mississippi River to the east.

Materials are predominantly brick, in several colors, along with ornamental stone and cast iron structural storefronts.

Workmanship is most notably vested in brick and stonework, pressed metal ornamentation, some original chimney profiles, cast iron work.

Feeling is sufficiently represented by the district despite its scale. Architecturally it represents a focused intensive ornamentation applied to a range of combination commercial/residential edifices.

Integrity of association is based upon its proximity to other historic commercial clusters and districts.

### The Future of The Historic District:

There are no plans for new construction or further demolition within the district area. It is anticipated that additional rehabilitation efforts will take place over time. Dubuque is an Iowa Main Street Community and is constantly at work in an effort to enhance its downtown retail and services sector. It is anticipated that property owners will continue to avail themselves of the state and federal historic rehabilitation tax credit programs.



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### 8. Narrative Statement of Significance:

The Old Main Historic District, comprises the best preserved and most substantial clustering of Dubuque's earliest surviving commercial buildings. The district also includes a number of noteworthy buildings that played a central role in the historical development of Dubuque. This was Dubuque's original commercial downtown, located atop the south end of the alluvial terrace upon which the city was established, adjacent to the Mississippi River. Wetlands surrounded the district site to the south and east. The intermixing of industrial and jobbing, wholesale firms with retailers is reflective of the historic mixed land use model in the city. The original district nomination stated simply claimed that its buildings "represent[ed] the largest concentration of significant nineteenth century commercial architecture in Dubuque." The additional significance claim was that the district was "the site of Dubuque's first center of commercial activity, giving it a central place in the history of the city's development." The stated period of significance was 1800-1899 and the areas of significance were architecture and commerce. Necessarily an 1800 beginning date is not representative of the district. This amendment changes the period of significance to 1853-1965. The oldest building dates to 1853 and the period of significance continues to the 50-year National Register cut-off point for non-exceptional significance listings.

The added buildings all fall within the established period of significance, and in three of four cases, are the earliest extant buildings within the amended district. They also are linked to the same historical theme. All buildings that are contiguous to the original district are included in this nomination. All Main Street buildings, located between Jones Street on the south are in the district as a result of this amendment.

The original district listing predated the development of a municipal multiple property documents submission. This district boundary increase is submitted in association with the multiple property document "Dubuque—The Key City: The Architectural and Historical Resources of Dubuque, Iowa, 1837-1955." That document defines a range of historical contexts (pages E9-175), a range of Dubuque styles (pages F-176-268), and further defines a commercial historic district as an eligible property type. This district is recommended as being National Register eligible as a commercial district under the following five contexts, 1859-1955. These contexts are:

- Frontier City on the Mississippi River, 1833-1858.
- The Key City, 1859-1893
- Fitful Growth and Maturation, 1893-1910
- An Era of Stability, 1911-1955
- The Architecture of Dubuque, 1833-1955

The multiple property sets registration requirements for each of these property types. The following registration requirements are established for the range of historic district property types:

- Residential, Commercial, Industrial District properties must be directly associated with the City of Dubuque, 1833 to present.
- Residential, Commercial, Industrial District properties must have a direct and significant association with one or more of the established historical contexts which are defined in this document.
- Residential, Commercial, Industrial District properties Individual institutional properties eligible under Criterion A must retain the integrity aspects of location, design and the cumulative aspects of feeling and association. The property has to be in its original location, and its original design must be visually apparent, unobstructed by additions or alterations. The integrity aspects of setting, materials and workmanship are expected to have changed the most, and their substantial loss does not disqualify eligibility.

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- Residential, Commercial, Industrial District properties eligible under Criterion B are eligible if they retain the same integrity aspects required for Criterion A. The aspects of workmanship and materials must at least be minimally reflected in the visible façade.
- Residential, Commercial, Industrial District properties eligible under Criterion C must represent a significant style, type, period or method of construction. Rarity of example is a justified reason for significance if the property represents a once common type now rarely found. Many Dubuque properties will warrant state or national levels of significance because they combine architectural significance with rarity. Significance is possessed if the property represents and interprets the working career of a notable artist, architect, engineer or landscape architect and explains how that individual contributed to their respective fields. A property is significant if it possesses high artistic qualities, which characterize the architectural heritage of Dubuque.
- Residential, Commercial, Industrial District properties are eligible under Criterion D if they possess the potential to yield information through archeological treatment. For subsurface remains of buildings, structures or objects, it is expected that the integrity aspects of materials, workmanship, and the cumulative aspects of feeling and association are sufficiently retained so that the property is recognizable and qualifies to yield information. For the subsurface remains of dumps, sinks, or other cultural debris, it is necessary that the deposits be relatively intact and undisturbed. The individual nomination form must identify key research questions to be answered and must explain how the information yielded from the property will shed light on these questions.

The multiple property document directly associates this commercial district with the five historical contexts as well as the architectural context. All of the distinctive district buildings are cited as being the best extant properties in relation to the contexts while the properties located at 90, 103-23, 169-85, 342 and 372 Main Street are individually cited within the architectural context as best illustrating their respective styles.

The MPD defines the commercial property type as follows:

**COMMERCIAL RESOURCES:** The individual commercial property is defined as a unified architectural design, one that was either originally built as a whole, or one that evolved over time by means of enlargement or remodeling. The resulting building can contain multiple storefronts, those storefronts can front on one or two streets, and the property can have multiple owners. While the building must have been planned to serve ground level commercial purposes, it can contain no more than one upper level residential areas (current or former) for either the owner/merchant or tenants. Combination commercial/residential designs that were more residential in their overall massing, are treated as multi-unit house property types. The building type can occur within a commercial area or isolated as a corner store in residential or other areas. Examples include single and double storefronts with elevations ranging from two to three stories. Commercial styles are treated in the style/type section (Context #5) (Jacobsen, p. F-262).

The integrity requirements were defined by the MPD as follows:

In all cases, the most important integrity consideration is that the property or district retains sufficient elements of the original design, materials, and setting, so that the historical owner during the period of significance would theoretically recognize it today. The property must retain its ability to convey a sense of time and place as it relates to this context.

Buildings should reflect the original function of their designs, as well as their original construction materials. They should possess their original shape and proportions, windows and doors should not have been substantially changed. Residential buildings can be held to a higher test of

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integrity, given their larger number of surviving examples and their better state of preservation. Additions must be secondary in scale and setback relative to the original core design, and must be comparable in design and materials to the original residence. Replacement siding (metal, vinyl) does not necessarily eliminate historical integrity if the scale of the siding matches the original, if decorative features such as wood shingle, brackets, and trim work remain visible, and if the key massing and design of the building remains discernible. The re-sided building must retain its ability to represent its type or style absent the availability of a comparable example not re-sided. In most cases, residing will limit a building to serving as a contributing property within a historic district. Within a district, re-sided buildings must make a positive contribution to the district. The re-siding of brick, stone or stucco buildings eliminates their historical integrity.

Under the context The Key City, 1859-1893, the MPD set forth the following property type descriptions for commercial buildings.

**COMMERCIAL RESOURCES:** This contextual era witnessed a diversification of the commercial building form, and the new forms included the multiple-storefront block, the distinctive named and architecturally stylish business block, and the earliest tall commercial buildings (up to five stories in height. The named commercial block, actually a subset of the multiple-storefront block, this category embraces those blocks that achieved a special significance in terms of name, architecture and role. These usually exceptional designs frequently included public halls, hosted the best commercial firms, occupied the best business locations, commonly on prominent corners, and enjoyed a public recognition (Sanborn Map labels, photographs, signage particularly on pediments). By definition these buildings contained at least two storefronts, tended to have professional offices on the upper levels, tended to introduce new technological innovations and styles or ornamentation, and were historically referenced as "blocks" as opposed to buildings. Single storefront blocks, including buildings built originally to house a single commercial business (includes those which were later subdivided into multiple storefronts. Isolated corner storefronts are a subset of this type given that these often feature designs that take advantage of their corner locations. Using Richard Longstreth's commercial typology, these can be usefully further organized for descriptive purposes, however the vast majority are one and two-part designs. Lower-profile examples, usually of later date, can be classed as vaults, arcaded blocks, or enframed blocks (Jacobsen, p. F-268).

Under the context Fitful Growth and Maturation, 1894-1910, the MPD set forth the following property type descriptions for commercial buildings.

**COMMERCIAL RESOURCES:** Commercial blocks more commonly contained multiple storefronts and had multiple stories (three to four stories). Façade designs featured pavilions, upper level multi-story paired bays, rounded and triangular pediments, and complex intermixes of terra cotta, brick (with several colors), and ornamental metal. The first true office blocks and taller commercial buildings date to this contextual period. Increasingly commercial buildings are to be found on most of the downtown streets, as the commercial center expanded north, east and west along Locust, Iowa, Central (then Clay) and upper Main streets. Corner stores multiplied throughout the city and a second downtown developed along Central between 15<sup>th</sup> and 21<sup>st</sup> streets (Jacobsen, p. F-286).

Under the context An Era of Stability, 1911-1955, the MPD set forth the following property type descriptions for commercial buildings.



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COMMERCIAL RESOURCES: The commercial architectural repertoire was broadened by the appearance of automobile related architecture, the state's largest department store, and the city's first and only true skyscraper. These landmark buildings are notable for their design, scale (occupying half and quarter blocks) and prominence. These buildings are scattered throughout the downtown area and represent the replacement of earlier buildings (Jacobsen, p. F-295).

Chart 1 shows that the majority of surviving (contributing) district buildings pre-date 1875. The district was very substantially in place by that time and later buildings replaced lost buildings. These earliest buildings cluster in the southernmost block of the amended district. Just five pre-1872 buildings survive north of West 2nd Street. It is the premise of the nomination the Dubuque's downtown expanded and was otherwise over-built from south to north so this distribution supports that general pattern of northward growth. It must be noted that commercial buildings are very dynamic in their evolution and the individual building accounts document that a great many of the district buildings added additional floors, swapping a parapet front with cornice for a side-gable attic level. Consequently a good many district buildings preserve much older core buildings buried within their current massings and many have swapped original fronts for more "modern" ones over time. For dating purposes in this amendment, building dates represent a corroboration of newspaper or other historical sources with Bird's Eye View depictions. The mere presence of a building of comparable massing on an earlier overview was not sufficient basis to claim that the same building is extant. Physical evidence in the form of fenestration and structural storefront components was also considered to authenticate building dates. A good many of these dates are "before" dates so the data used in Chart 1 is conservative in date estimation. For example pre-1872 buildings are dated to 1871 but likely range in date from the mid-1850s to the post-Civil War years, two periods during which considerable new construction in the downtown was taking place.

### The District Development and History:

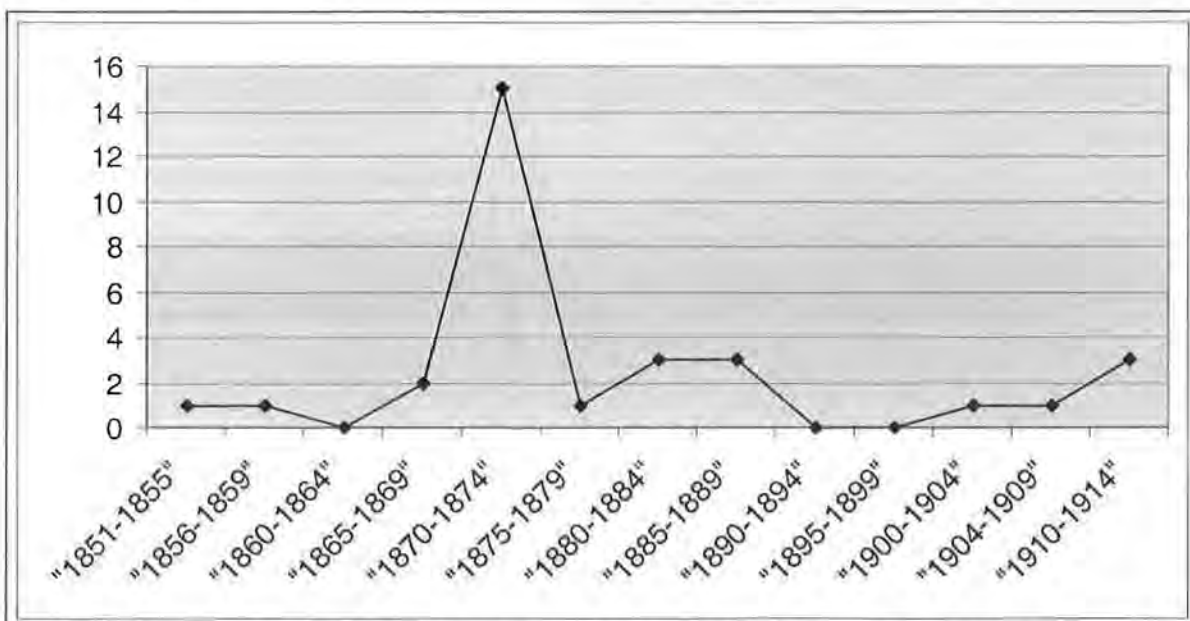


Chart 1: Extant contributing building start dates, 1853-1915 (n=31) (Jacobsen, 2014)<sup>2</sup>

<sup>2</sup> The 31-building account includes 90 Main which is individually National Register listed and is therefore not counted as a new addition to the total number of NRHP-listed buildings in this amendment.

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Figure 18: Lithographic aerial view, 1872  
(Birds Eye View of the City of Dubuque, Iowa, 1872)

The downtown streets are not aligned with compass directions and do not parallel the river. The original downtown located on the southern edge of a fairly broad raised terrace. Even today, the elevation drops considerably to the south from 2nd Street, as well as east from Main Street, and Main Street turns to the southwest below 1st Street (Figure 18). This deviation was necessitated by the presence of slough land directly below the downtown proper. As the map shown below indicates, much of what is now raised and solid ground to the east and south of lower Main Street was originally open water or wetlands seasonally. Considerable filling in those directions was carried on throughout the history of the city.

This excerpt from the 1872 city lithograph graphically shows how close the downtown proper was to the sloughs that separated the city from the Mississippi River to the east. It explains why the south end of Main Street, below First, had to be angled to the southwest to avoid the sloughs. The area south of Main Street was infilled first by the causeways, which connected to the lower wharf, and then by the railroads, which established their stations and yards in this area. The streets within the district proper, particularly east of Main and south of 1st, were raised up dramatically so as to provide additional flood-proofed building sites.

The Dubuque downtown was located along Main between 1st and Third streets. Already by 1853 the center of this district was gravitating northward, and the first hard surfaced street was on Main between Fifth and Sixth streets. Beginning in the mid-1850s brick buildings began to displace the original frame store buildings. By 1857 a strong wholesale trade was moving the city's economy beyond local retail trade and lead mine receipts. By 1862 the most valuable portion of Main Street was between Sixth and Seventh streets where the banks (at Sixth) and post office (Seventh) clustered.

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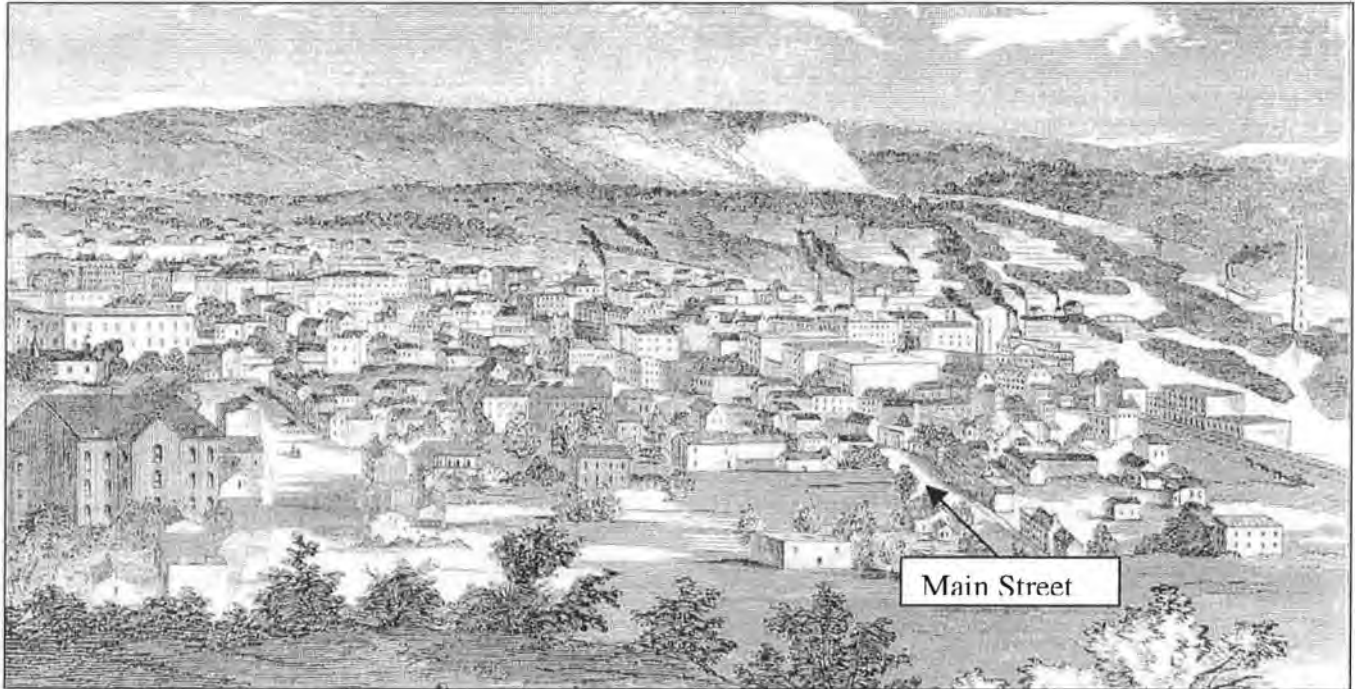


Figure 19: 1858 overview (*Ballou's Pictorial Drawing-Room Companion*, October 24, 1858)

The 1858 lithographs (Figures 19-21) depict a distinctly different commercial architecture. The buildings are no more than three stories high. The facades are plainly finished and there are few protective awnings and fewer fancy cornices.

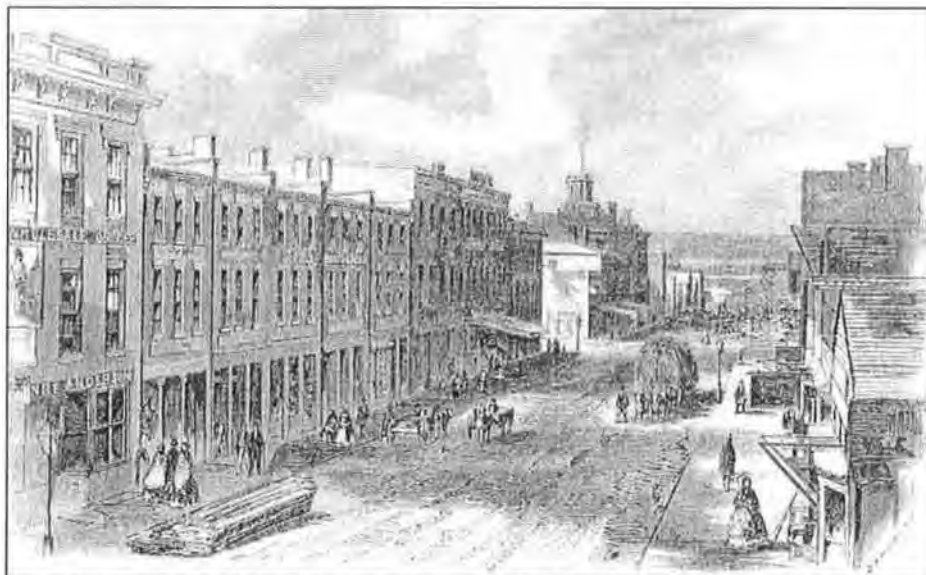


Figure 20: Main Street, view south from Fourth Street, 1858  
(*Ballou's Pictorial Drawing-Room Companion*, October 24, 1858)



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The two buildings on the southeast corner of Main and West 2nd streets (figure 21) appear to survive today (190-98 Main Street). If true, they are likely the earliest examples in the city apart from the City Hall and other public buildings. Note the prevalence of frame stores on the west side of Main in both of the 1858 views.

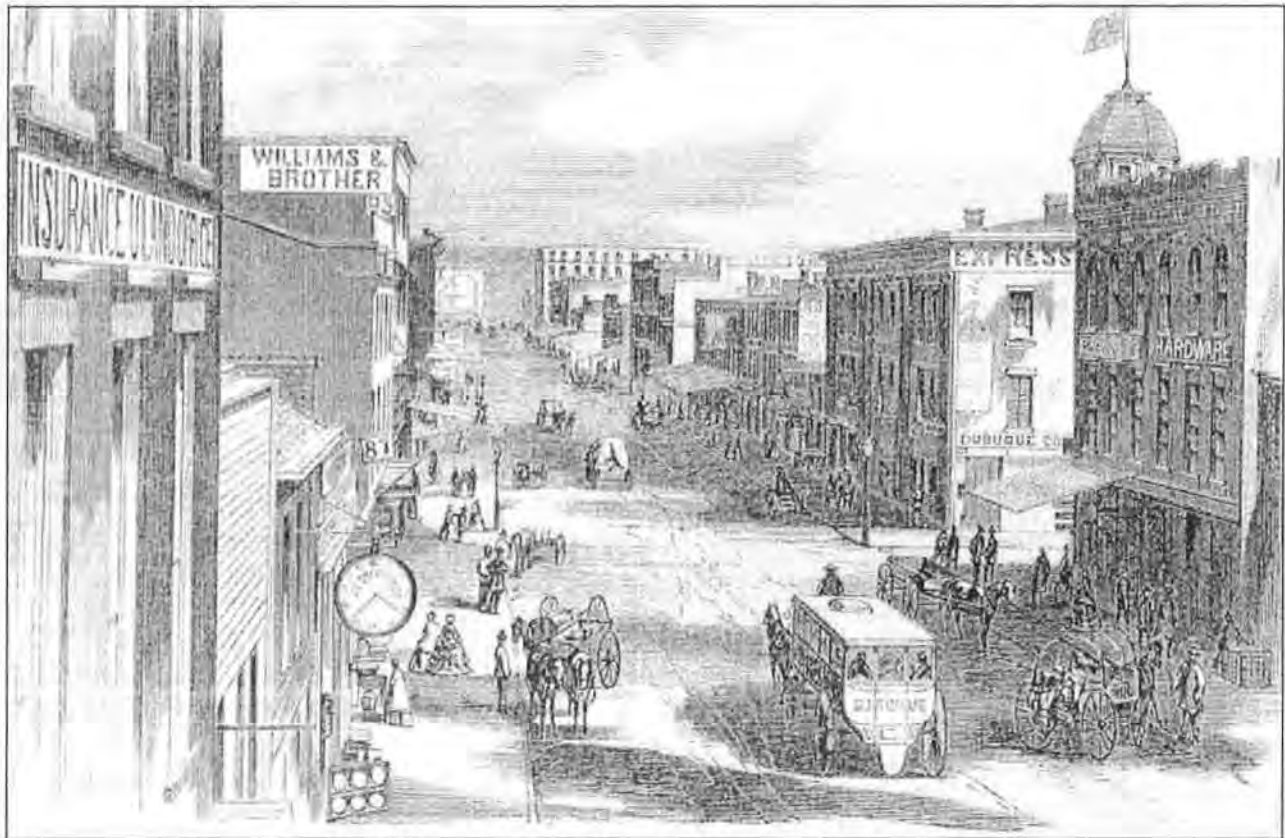


Figure 21: Main Street, 1858, view north from below 2nd Street  
(*Ballou's Pictorial Drawing-Room Companion*)

Figure 22 (below), while depicting a subscription "directory" underscores the fact that as of 1865, the principal retail district along Main Street was located to the north of Third Street. Perhaps subscribers were simply loath to make the small payments to be listed, at any rate few entries are to be found below 2nd Street.

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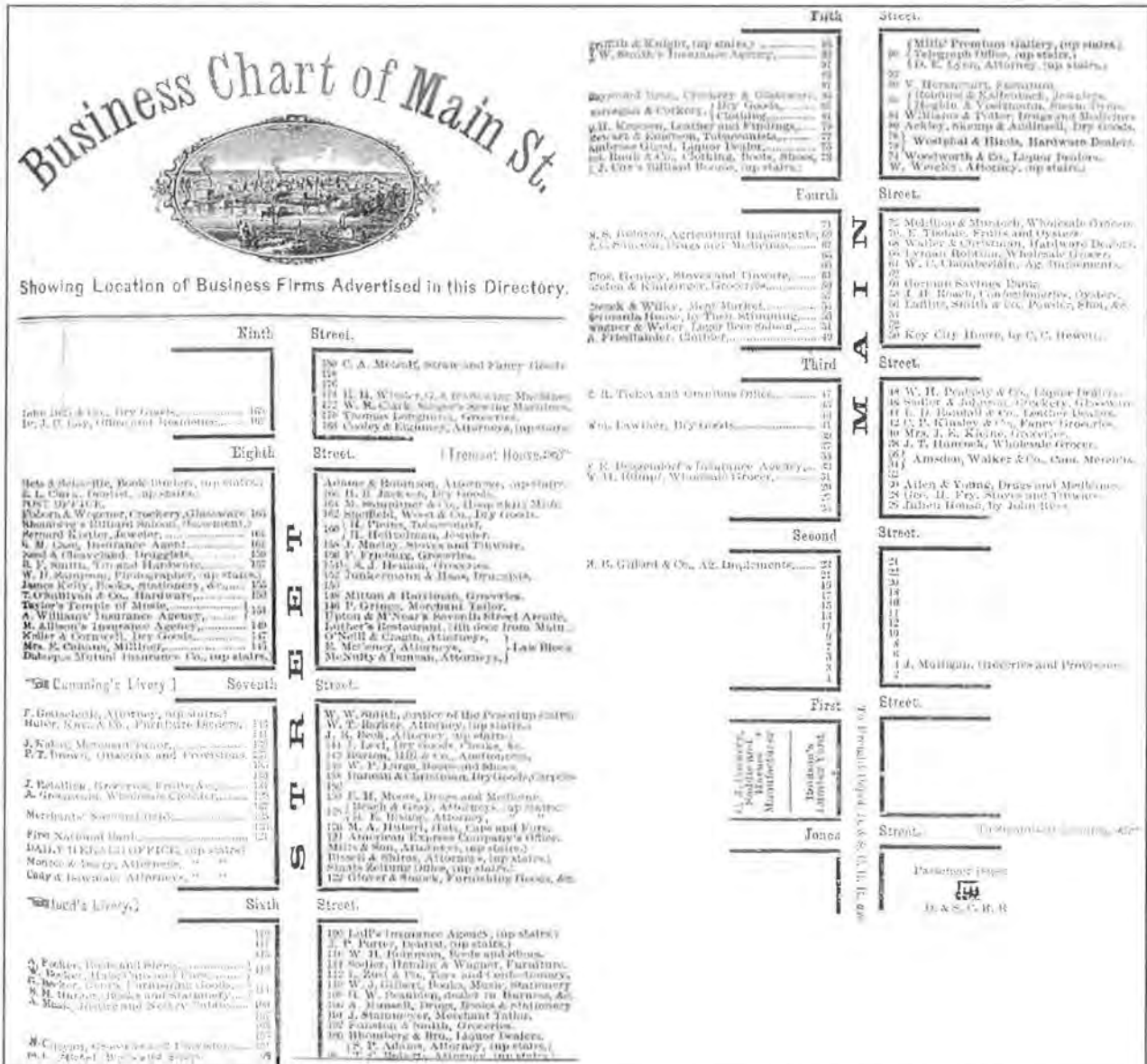


Figure 22: 1865 downtown business guide (Annual Directory, 1865) (the southern half of the downtown appears in the right-half of the image)

Dubuque was proud of its downtown but their pride transcended simple community loyalty and boosterism. When Main Street was double tracked for streetcars in mid-October 1884, the *Trade Journal* observed "Main Street is assuming an appearance elegant and metropolitan." It was this "metropolitan" aspect that betrays the Dubuque perspective. They aspired to and believed that their downtown had achieved a scale that rivaled the larger cities. This went way beyond the parochial goal of out-pacing competing Iowa cities (*Dubuque Trade Journal*, October 10, 1884).

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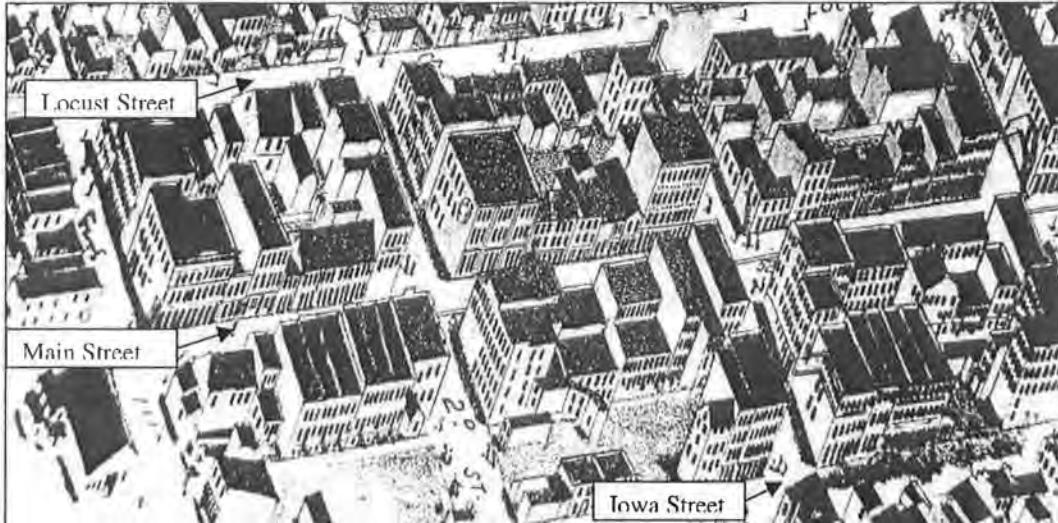


Figure 23: District detail, 1872 lithograph, West 1st Street (left) to Fourth Street (right).  
The Blue Barn, visible at the lower left, was a warehouse landmark



Figure 24: 1889 Lithographic Aerial View  
(*Perspective Map of the City of Dubuque, Iowa, 1889*)

Figure 24 post-dates the 1872 image by 17 years. Surprisingly little has changed along the lower end of Main Street. The only building up has occurred on the 300s block, along the east side of Main Street. Notably the massive Bishop's Block was present and signified a more intensive development of Main Street below 1st Street. Similar southward development had taken place along Iowa and Locust streets.



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Continuation Sheet

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

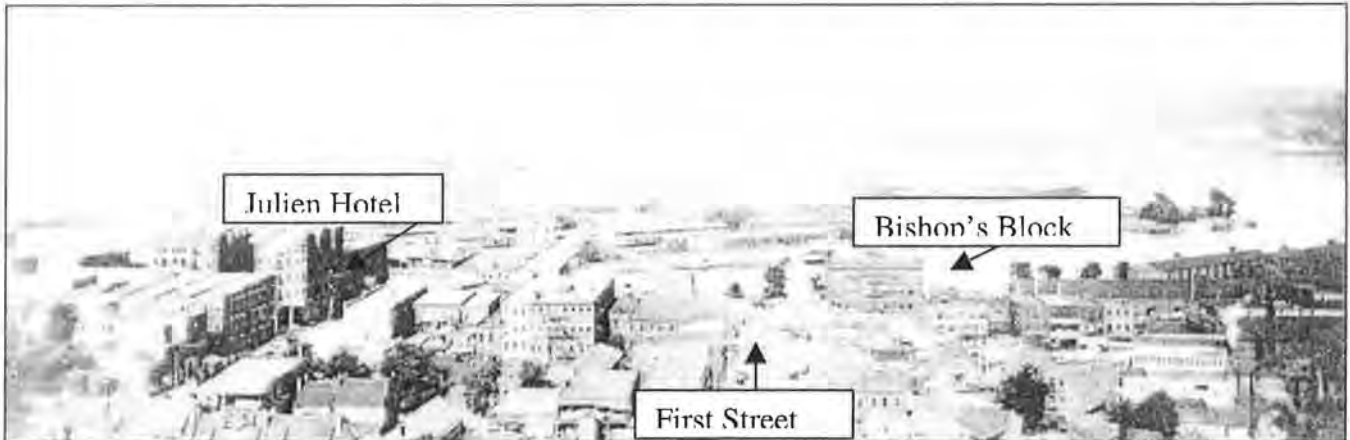


Figure 25: Panoramic view, Main between Third (left) and Jones (right), view east from the bluffs, c.1911 (Center For Dubuque History, Loras College, Photographs, Hoffman # 012412)

Figure 25 looks east from a vantage point above West 1st Street, profiles the Main Street district, set against the backdrop of the river and the Ice Harbor. This photograph was taken c.1890. The Lawther Candy factory is the four-story building at left of center.



Figure 26: Main Street viewed south from 2nd Street, c.1910, the Julien Hotel replaced all of the buildings on the east (left-hand) side of the street shown here (Greater Dubuque, 1911)

Figure 26 pre-dates the destruction by fire of the second Julien Hotel in 1910. Note the perfunctory appearance of the facades to the north of the hotel in the 200s block. None of the buildings offer metal cornices. Note the lower profiles of the buildings in the 100s block, along the east side of Main Street. These are two-story blocks but they appear lower due to the drop in elevation to the south. The turret cap of the Bishop's Block is visible to the south.

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa



Figure 27: Aerial view to the north, c.1960

Figure 27 nicely depicts the commercial dominance of Main Street, as well as the larger industrial and warehousing plants along Iowa (to the east of Main) and Locust (west of Main). The downtown center is well to the north, where the tallest buildings cluster, and the Town Clock remains in its original location at Eighth and Main, dwarfed by its overgrown neighbors. Flatiron Park is visible at bottom center, as are the railroad facilities and trackage that formed the riverfront boundary of the downtown proper. Most of the buildings in the foreground and virtually all of the buildings fronting on Iowa below 4th Street, are non-extant.



Figure 28: West 1st and Main streets, view west, c.1975  
(Center for Dubuque History, Photo BSM #122)

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Figure 29: Julien Hotel and 200's block of Main Street, view north, 1950  
(Center For Dubuque History)



Figure 30: Main Street, view south from Third Street, c.1872, The Julien Hotel has occupied all of the left hand side (east) of this view, while left to right, 233-41, 253, and 299 Main survive  
(Center for Dubuque History, Photograph FDM-8748)



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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa



Figure 31: 300s block of Main Street, east side, c.2001, left to right, 396-8, 378, 372, 356-64, 342 Main  
(photo by Terry Grant, Center For Dubuque History)

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

### Major Bibliographical References:

[A broader range of resources are identified in the MPDF].

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National Park Service

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

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United States Department of the Interior  
National Park Service

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Section number   9   Page   41  

Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

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Walker, Lester, *American Shelter: An Illustrated Encyclopedia of the American Home*. Woodstock, New York: The Overlock Press, 1981

Whiffen, Marcus, *American Architecture Since 1780: A Guide To The Styles*. Cambridge: MIT Press, 1969

### Photographs:

Dubuque County Historical Society

Center for Dubuque History, Loras College, Dubuque

HABS Documentation, December 1988 (Fraser, Clayton B., Fraser designs, Loveland Colorado), State Historical Society of Iowa.

Joseph Motor Sales Company Showroom, 99 Main Street, HABS No. IA-160-BP

Bishop's Block, 90 Main Street, HABS No. IA-160-BA

80 Main Street, HABS No. IA-160-BC

76 Main Street, HABS No. IA-160-BD

Bennett House Hotel, 84 Main Street, HABS No. IA-160-BB

Peter Even and Son Auto Company Showroom, HABS No. IA-160-BO

Thomas J. Mulgrew Company Office Building, 30 Main Street, HABS No. IA-160-BK

Ede's Robe Tanning Company Factory, 41 Main Street, HABS No. IA-160-BN

Jackson Vinegar Company Warehouse, 64 Main Street, HABS No. IA-160-BF

### Internet Sources:

[www.fiveflagscenter.com/history/html](http://www.fiveflagscenter.com/history/html), accessed November 6, 2009

[www.cityofdubuque.org/Documentview.aspx/?DID=225](http://www.cityofdubuque.org/Documentview.aspx/?DID=225), accessed November 6, 2009

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# National Register of Historic Places Continuation Sheet

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Old Main Historic Street District Boundary Increase and Amendment Dubuque County, Iowa

11 Additional Documentation:

Additional USGS Data Points:

The revised boundary adds small appendages at the south end and at two points along the west district boundary. These data points supplement the existing rectangular district boundary.

All of the points are within Zone 15.

E	4707130	691950
F	4707120	691930
G	4707140	691900
H	4707210	691860
I	4707250	691850

Verbal Boundary Description:

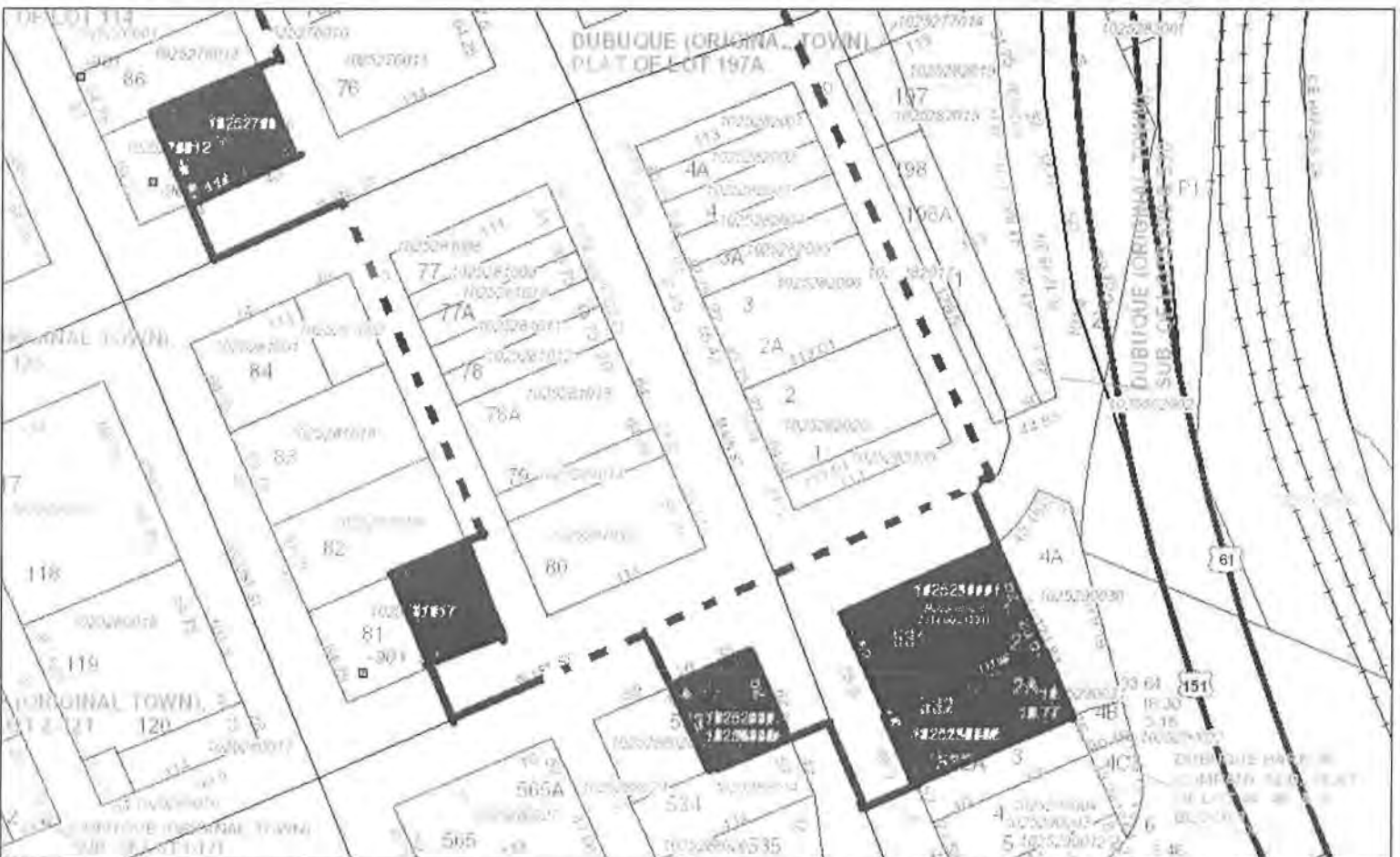


Figure 32: Amended district boundary (Dubuque County Assessor basement, scale one inch to 100 feet, annotated)

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

Figure 32 overlays the boundary increase (solid lines) over the original district boundary (dashed line). The latter is amended beginning at its southeast corner, at the middle of West 1<sup>st</sup> Street. The boundary follows the rear walls of 90 and 84-86 Main (parcels 1025290001, 1025290003) and the south walls of the latter property, continuing southwest to the centerline of Main Street. It follows that line northwesterly to a point in line with the rear wall of 201-14 West First Street (parcels 1025288012-13), from which point it follows that wall southwest and then turning northwest does the same with the west wall continuing to the center point of West First Street. It then rejoins the original district boundary line and runs southwest along that same centerline to a point in line with the west wall of 245-49 West 1<sup>st</sup> Street (parcel 1025281017), continuing northwest it follows that west wall and then turns northeast following the rear wall continuing to the centerline of the alleyway again rejoining the original district boundary line. The boundary continues northwestwardly along the alley centerline to the centerline of West 2<sup>nd</sup> Street, at which point it turns southwest to follow that same centerline to a point in line with the west wall of 235 West 2<sup>nd</sup> Street (east two-thirds of parcel 1025281017 which includes 231 West 2<sup>nd</sup> Street), turning northwest it follows that west wall and then turns northeast to follow the rear walls of 231 and 235 West 2<sup>nd</sup> Street, continuing on to the centerline of the alleyway where it finally rejoins the original district boundary line.

### Boundary Justification:

The amended district includes the entirety of the original district as well as five peripheral yet associated historic properties. Buildings further south of West 1<sup>st</sup> Street were excluded because they represent single-story industrial and auto-related properties that depart from the character of the district, which is multi-story in massing and of earlier historical origin. A factory addition to 231 West 2<sup>nd</sup> is included as an addition and is treated as an addition. The Bishop's Block (90 Main Street), NRHP listed, is added but is not counted as an addition since it is previously listed.



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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

Maps:

See also figures 17-19 in Section 7.

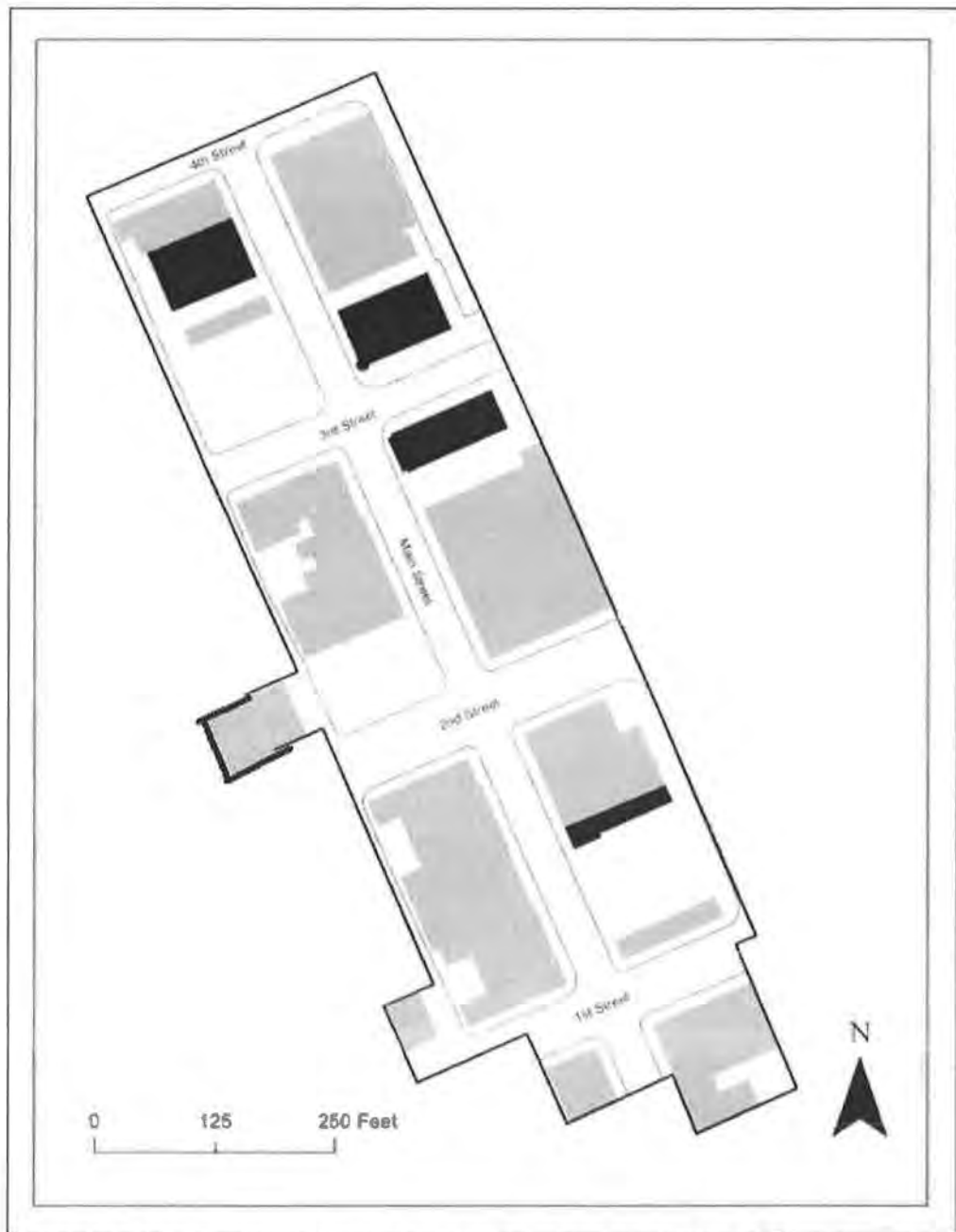


Figure 32: Contributing/Non-contributing building map (City of Dubuque, 2015)  
(Key: Non-contributing buildings are colored black)

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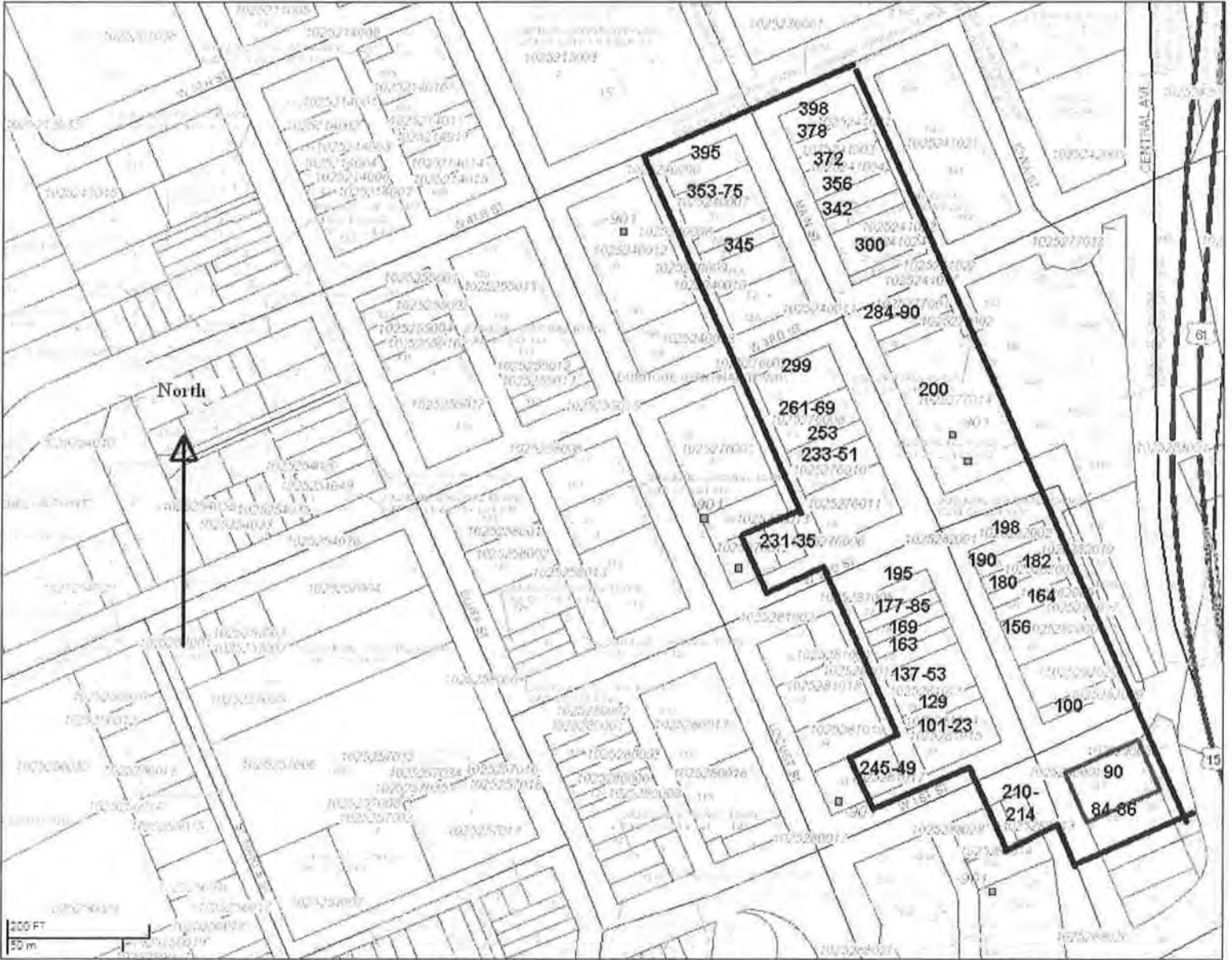


Figure 33: Amended district with extant addresses (Dubuque County Assessor basemap, 2015, annotated)

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National Park Service

## National Register of Historic Places Continuation Sheet

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

### Photographs:

Name of Photographer: James E. Jacobsen  
Film Type: Ilford 100ASA  
Date of Photographs: November 19, 2014  
Location of Original Negatives: City of Dubuque, Planning Department  
Description of views:

1. Main Street, east side, looking northeast from south end of the district
2. Main Street, west side, looking north from 1st Street
3. 1st street looking west from east of Main Street
4. Main street looking northwest from the south side of 1st Street, east of Main Street
5. 1st Street, southwest corner with Main Street, looking southwest from Main Street
6. Main Street, west side, looking southwest from 2nd Street, east of Main Street
7. Main Street, east side, looking southeast from west side of Main Street, north of 2nd Street
8. 2nd Street west of Main Street, looking northwest from east side of Main Street, below 2nd Street
9. Main Street, east side, looking southeast from north of Third Street
10. Main Street, west side, looking northwest from 2nd Street
11. Main Street, west side, looking northwest from east side of Main Street between Third and Fourth streets
12. Main Street, west side, looking southwest from east side of Main Street north of Third Street
13. Main Street, east side, looking northeast from west side of Main Street, between 2nd and Third streets
14. Main Street, east side, looking southeast from west side of Main Street from south of Third Street
15. Main Street, west side, looking northwest from east side of Main Street, between Third and Fourth streets
16. Main Street, east side, looking southeast from west side of Main Street north of Fifth Street
17. Main Street, west side, looking southwest from west side of Main Street north of Fifth Street



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National Park Service

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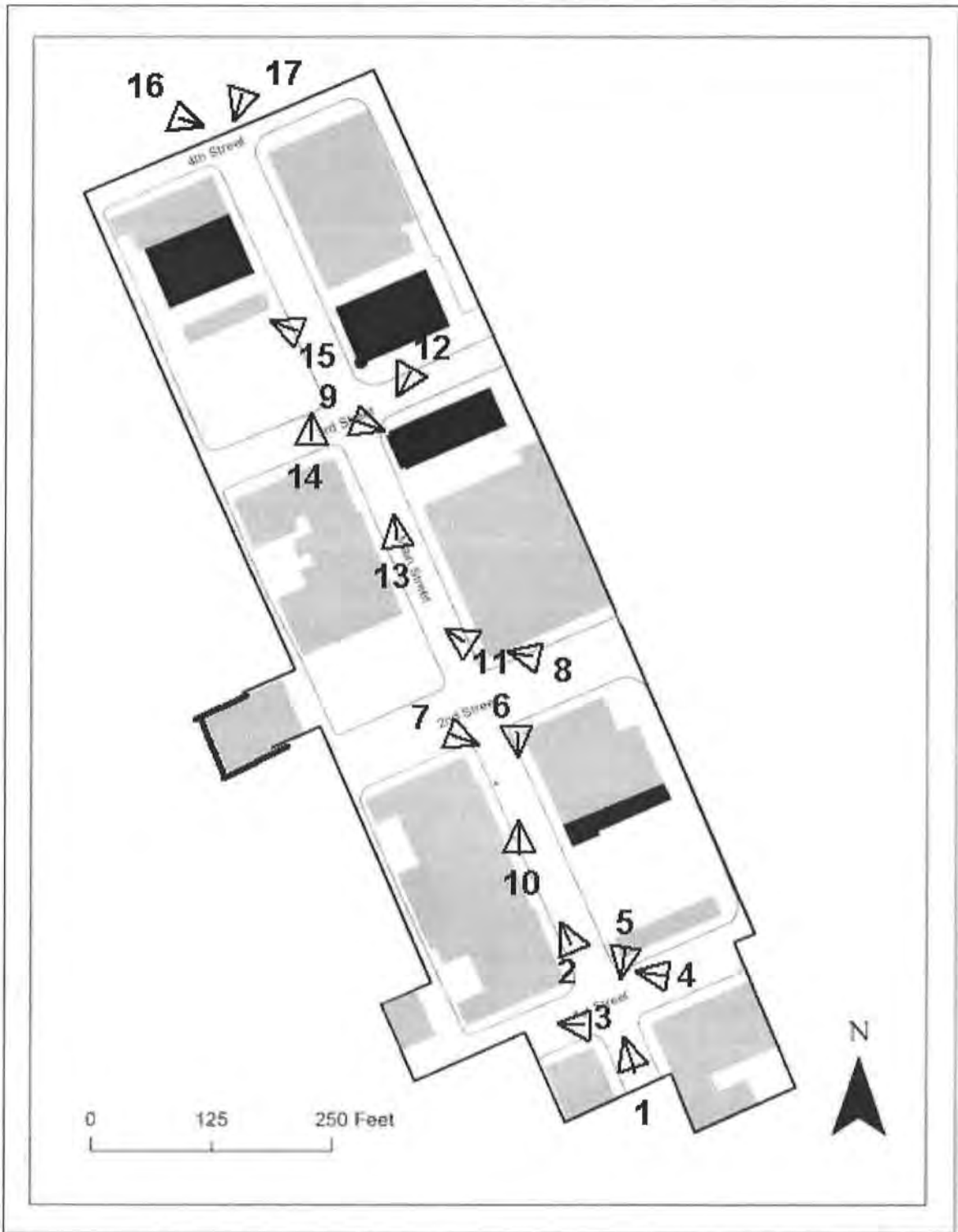


Figure 34: Photomap (Jacobsen, 2014)  
(Key: Non-contributing buildings are colored black)  
(Base map: City of Dubuque, 2015)

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## National Register of Historic Places Continuation Sheet

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Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa

Property Owner's Mailing List:

MAIN STREET DEVELOPMENT CO LLC	100 MAIN DUBUQUE, IA 52001
KEMP, ANTHONY J & BARRICK, WILLIAM R	2800 SOUTH IRISH HOLLOW, GALENA IL 60136
K & E PARTNERSHIP LLP	129 MAIN STREET, DUBUQUE, IA 52001
D & J REALTY LLC	1837 ADAIR STREET, DUBUQUE, IA 52001
HHH ENTERPRISES LLC	221 BRADLEY STREET, DUBUQUE, IA 52003
GRAMP	PO BOX 567, DUBUQUE, IA 52004
KEMPTHORNE, THORNTON GARY	160 JULIEN DUBUQUE DR, DUBUQUE, IA 52003
SALWOLKE, FRANK J & MARY ANN	182 MAIN STREET, DUBUQUE, IA 52001
BURKLE, CALLY A	185 MAIN ST, DUBUQUE, IA 52001
GREENFIELD, JANE M	190 MAIN ST, DUBUQUE, IA 52001
GREENFIELD, TIMOTHY J	801 CEDAR CROSS ROAD, DUBUQUE, IA 52003
BYRNE, ROBERT L & CYNTHIA FAMILY TRUST	198 MAIN ST, DUBUQUE, IA 52001
HJD LANDLORD LLC	290 MAIN, DUBUQUE, IA 52001
MAIN STREET HOSPITALITY LLC	11 TRUMAN DRIVE, EAST DUBUQUE, IL 61025
JACKSON, JEFFREY L & CONNIE J	233 WEST 2ND ST, DUBUQUE, IA 52001
BUTTS FLORIST	2300 UNIVERSITY AVENUE, DUBUQUE, IA 52001
LOWER MAIN DEVELOPMENT LLC	137 MAIN SUITE 400, DUBUQUE, IA 52001
OBERBROECKLING, KENNETH J	640 DEERWOOD CT, DYERSVILLE, IA 52040
MC COY, ROBERT T	265 MAIN STREET, DUBUQUE, IA 52001
PLASTIC CENTER INC	290 MAIN, DUBUQUE, IA 52001
73 CHS FORWARDS	3801 BEVERLY RD SW, SUITE 300, CEDAR RAPIDS, IA 52404
DUBUQUE AREA CHAMBER OF COMMERCE	300 MAIN ST SUITE 200, DUBUQUE, IA 52001
300 MAIN LLC	300 MAIN STREET #310, DUBUQUE, IA 52001
DUBUQUE AREA CONVENTION & VISITORS BUREAU	300 MAIN ST, DUBUQUE IA 52001
CITY OF DUBUQUE IOWA CITY HALL	50 W 13TH ST, DUBUQUE, IA 52001
JAMES MADISON LLC	342 MAIN ST, DUBUQUE, IA 52001
VOGLER, JEFFREY D & DRISCOLL, MICHELLE C	1849 CARTER RD, DUBUQUE, IA 52001
BONSON BLOCK LLC	3801 BEVERLY RD SW, SUITE 300, CEDAR RAPIDS, IA 52404
WILLIS, DAVID A & ELLEN M	4772 CAMELOT DRIVE, DUBUQUE, IA 52002
FIEGEN & BISENIUS	PO BOX 873, DUBUQUE, IA 52004
WOLFF, CLARK W REVOC TRUST	15 SOUTH MAIN, DUBUQUE, IA 52003
FIEGEN & BISENIUS INC	PO BOX 873, DUBUQUE, IA 52004
CITY MISSION OF DUBUQUE	398 MAIN STREET, DUBUQUE, IA 52001
CONRAD, JASON M	11042 WOODVIEW DR, DUBUQUE, IA 52003
BISHOP'S BLOCK LIMITED PARTNERSHIP	90 MAIN, DUBUQUE, IA 52001

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**Old Main Historic Street District Boundry Increase and Amendment Dubuque County, Iowa**

FIEGEN & BIENIUS INC	PO BOX 873, DUBUQUE , IA 52004
PLASTIC CENTER INC	290 MAIN, DUBUQUE, IA 52001



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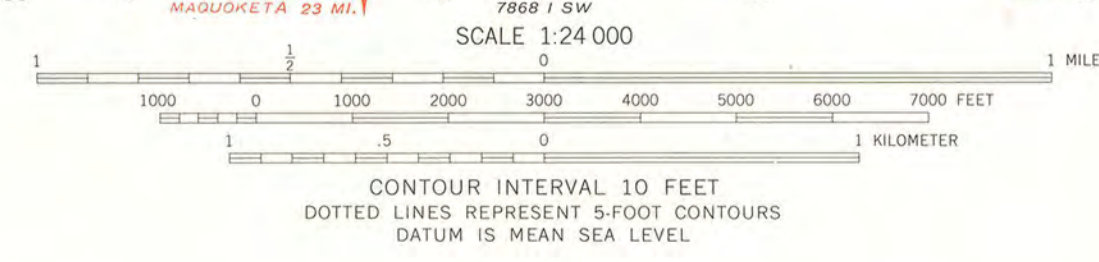


Old Main Historic Dist  
Dubuque County, Iowa

A	4707 120	692 080
B	4707 030	698 090
C	4707 100	698 000
D	4707 110	691 000
E	4707 130	691 950
F	4707 120	691 930
G	4707 140	691 900
H	4707 210	691 860
I	4707 250	691 850

Extensive District

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by multiplex methods  
and in part by U. S. Corps of Engineers  
Aerial photographs taken 1954. Field check 1955  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Iowa coordinate system,  
north zone, and Illinois coordinate system, west zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates area in which only landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs  
taken 1972. This information not field checked  
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U. S. Route	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

DUBUQUE SOUTH, IOWA-ILL.  
N4222.5-W9037.5/7.5  
1955  
PHOTOREVISED 1972  
AMS 7868 I NW-SERIES V876

















































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Old Main Street Historic District (Boundary Increase and Add  
NAME: itional Documentation)

MULTIPLE Dubuque, Iowa MPS  
NAME:

STATE & COUNTY: IOWA, Dubuque

DATE RECEIVED: 8/28/15 DATE OF PENDING LIST: 9/17/15  
DATE OF 16TH DAY: 10/02/15 DATE OF 45TH DAY: 10/13/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000722

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 10-13-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

SANDY TORRENCE, DIRECTOR  
CIVIL RIGHTS DIVISION

ERRY E. BRANNING, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

RECEIVED 2280

AUG 28 2015

Nat. Register of Historic Places  
National Park Service

August 25, 2015

J. Paul Loether, Deputy Keeper and Chief  
National Register and National Historic Landmarks  
1201 Eye St. NW, 8th Fl.  
Washington D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable.

- Fort Dodge Junior High School, 416 South 10<sup>th</sup> Street, Fort Dodge, Webster County
- Fort Dodge Senior High School, 1015 5<sup>th</sup> Avenue North, Fort Dodge, Webster County
- Miller, Alex and Ola (Viola) Babcock, House, 429 S. Marion Ave., Washington, Washington County
- Washington Junior High School and Jefferson Grade School, 751 2<sup>nd</sup> Avenue South, Clinton, Clinton County
- Grant Vocational High School, 346 2<sup>nd</sup> Avenue SW, Cedar Rapids, Linn County
- Bloomfield Public Library, 107 N. Columbia, Bloomfield, Davis County
- Gobble & Heer/Spurgeons Building, 51 East Broadway, Fairfield, Jefferson County
- St. Joseph Hospital Historic District, 312 E. Alta Vista Ave. & 317 Vanness Ave., Ottumwa, Wapello County
- St. John's Danish Evangelical Lutheran Church Historic District, 1207 Indigo Ave., Hampton, Franklin County
- Old Main Street Historic District Boundary Increase and Amendment, Main Street between West 1<sup>st</sup> and 4<sup>th</sup> Streets, Dubuque, Dubuque County
- Seminary Hill residential Historic District, Clarke Drive, North Main, Madison streets, and Madison Park, Dubuque, Dubuque County
- Upper Iowa Street Historic District, Iowa Street between West 11<sup>th</sup> and 12<sup>th</sup> streets, Dubuque, Dubuque County
- Washington Residential Historic District, 1100's - 1900's blocks, White, Jackson and Washington streets, Dubuque, Dubuque County

Thank you for your consideration.

Sincerely,

*Elizabeth Foster Hill*

Elizabeth Foster Hill  
National Register